

Three Rivers District Council
Three Rivers Site Allocations LDD
Proposed Submission Sustainability Appraisal
November 2012
Appendix 2a- Site baseline data

**Halcrow Group Limited, CH2MHill Company,
in association with TRL**

Residential Allocations

Site adjacent to 65 Toms Lane, Kings Langley- H1

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	None
Landscape classification (AGLV/ AONB)	No
Flood Zone-2, 3a or 3b	No
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 800m
Primary school within 600m	None
Secondary school within 2000m	School at 2000m
Convenience retail-proximity	None
Town Centre within 2000m	Village centre within 1300m
Bus route	None
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, but other community facilities limited
Greenspace- proximity	Greenspace within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Amidst residential development, but next to a caravan park
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Kings Langley Town Centre within 500m; limited access to public transport and amenities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Greenspaces, but no public open space
Contaminated land	Unknown
Topographical constraints	None perceived

Three Acres, Toms Lane- H2

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 700m but railway between
Listed buildings	Within 100m but railway and development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 400m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Kings Langley village centre within 2000m
Bus route	Within walking distance
Rail station within 1000m	Yes
Amenity space-proximity	Greenspace but limited other community facilities
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Railway to west of site, but bridge provides access to Kings Langley
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	No congestion, but adjacent to rail line therefore noise/ vibration
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Residential and employment (other side of rail line)
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	No schools/ amenities in the immediate vicinity-available west of the site, but severed by a railway line. Site put forward for development
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Kings Langley Employment Area- H3

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Conservation area within 500m but dense development between
Listed buildings	Some listed buildings within identified site boundary, but not for redevelopment
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Parts of site in flood zones 1, 2, and 3a
AQMA	AQMA on M25 within 200m of south of site, but not on site
Wildlife site	Part of site (north of Master's Yard) is identified as a wildlife site.
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within site boundary
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Kings Langley village centre within walking distance
Bus route	Within walking distance
Rail station within 1000m	Yes
Amenity space-proximity	Greenspace, play space, and community facilities e.g. Hall and library within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Railway to east and canal to west, bridges to connect to Kings Langley and Bedmond
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Railway so possible vibration and noise issues. Some problems of lorries using existing roads to access current industrial uses
Other social aspects	
Proximity to other built development (crime)	Residential, employment and mixed uses
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to rail network and bus service, and good connection to road network. Parts of site have access to amenities in Kings Langley
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from industrial uses. Site is located adjacent to a historic landfill site and lies within Source Protection Zone 2, therefore the risk of contaminating ground water cannot be ruled out from future construction at this site. A Preliminary Risk Assessment to the water resources may be required.
Topographical constraints	None perceived

Mansion House Farm Equestrian Centre-H4

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 200m, but development between
Listed buildings	Adjacent to site
Landscape classification (AGLV/ AONB)	No
Flood Zone-2, 3a or 3b	No
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 2000m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Village centre within walking distance,
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, children's play, primary school, church and town centre facilities e.g. post office within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Church and halls within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Close to M25 possible noise issues
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Close to residential areas
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links and proximity to high streets and primary school; site put forward for development
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Pin Wei, 35 High Street, Abbots Langley-H5

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within conservation area
Listed buildings	Adjacent
Landscape classification (AGLV/AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Adjacent
Town Centre within 2000m	Within Village centre
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, play space, halls and church within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Residential and high street uses
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to village centre and associated facilities including bus service and road connections
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Leavesden Pumping Station, East Lane, Abbots Langley-H6

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 800m but development between
Listed buildings	Within 700m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Village centre within 2000m
Bus route	Not within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, residential home, and YMCA within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	No reports of social issues Sparse residential surrounding
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Limited access to amenities within walking distance, but site put forward
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination as a result of previous use of site as gas works
Topographical constraints	None perceived

Furtherfield Depot, Abbots Langley-H7

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 500m but dense development between
Listed buildings	Within 500m but dense development between
Landscape classification (AGLV/AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Village centre within walking distance
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, schools, church and halls within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Adjacent to residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Access to primary school and some local facilities. Good connection to road network and bus service
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from previous use as a depot
Topographical constraints	None perceived

Leavesden Aerodrome, Abbots Langley-H8

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 600m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Adjacent to Leavesden Park
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Village centre within 2000m; proximity better to Watford Town centre
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Not within walking distance in Three Rivers, but may be in Watford (eastern side of the site)
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Not currently a congestion hotspot, but with 400 dwellings at the site, possible congestion without appropriate improvement works
Other social aspects	
Proximity to other built development (crime)	No reports of social issues
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Existing facilities are limited except for a primary school. Due to scale of the development proposed it is envisaged that appropriate amenities will be planned in the area, therefore viable
Land uses	Limited existing community facilities- development may improve current situation or future population may use facilities at adjacent Watford BC
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from former airfield use
Topographical constraints	None perceived

Hill Farm Industrial Estate- H9

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	None
Landscape classification (AGLV/ AONB)	No
Flood Zone-2, 3a or 3b	No
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None, but close to Greenbelt
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Adjacent to Leavesden Park
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Village centre within 2000m; proximity better to Watford Town centre
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Not within walking distance in Three Rivers, but may be in Watford (eastern side of the site)
Greenspace- proximity	within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Not a congestion hotspot
Other social aspects	
Proximity to other built development (crime)	Close to mixed use
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good road links, closer to greenspaces; but not many amenities/facilities. Perhaps good for employment, with some improvements (amenities) good for residential
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Part of the site is within the greenbelt
Allotments	No
Public open space	Greenspaces, but no public open space
Contaminated land	Possible
Topographical constraints	None perceived

Langleybury House- H10

Environmental factors	
Effect on important views	Views across green belt, but site already developed
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 400m
Listed buildings	Site is adjacent to listed building on buildings at risk register
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Not part of flood zones
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 2000m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace and primary school and church within walking distance, other community facilities limited
Greenspace- proximity	Greens pace adjacent
Major access constraints-severance etc	M25 at west, but footbridge, and A41 to east has underpass to access Abbots Langley
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Possible congestion and noise related issues
Other social aspects	
Proximity to other built development (crime)	Sparse residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Site located between A41 and M25 that causes severance from Abbots Langley (east of site); however underpasses connect site area to this part of Three Rivers. No major amenities except primary school adjacent to the site. Site put forward for development.
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Royal British Legion, Sarratt- H11

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens - proximity	None
Local preservation/ conservation area	Conservation area adjacent
Listed buildings	Within 200m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	None
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Not within 2000m
Bus route	Not within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, play space, school, hall and post office within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Not a congestion hotspot, no noise issue
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Located within residential development
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Adjacent to site of archaeological conservation that may constrain density; local amenities/ community facilities available therefore viable with improvement to public transport
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

33 Baldwins Lane, Croxley Green- H12

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 400m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	SSSI and LNR within 800m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 500m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops within 100m
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Within 1000m
Amenity space-proximity	Greenspace, children's play, church and halls and primary school within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Railway to north east but viaduct
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Adjacent to A 412 identified as a congestion hotspot; noise and vibration issue possible
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Residential, retail
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well connected to road and rail; good bus service and retail facilities. Primary school severed by the railway line and no health facility within walking distance
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Killingdown Farm, Croxley Green- H13

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens - proximity	None
Local preservation/ conservation area	Part of site within conservation area
Listed buildings	Listed buildings on site
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	On site
SSSI/SAC/LNR	SSSI within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 2000m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 1500m
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, children's play, school, within walking distance
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	None within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Local congestion, but no noise issues
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Edge of residential development, but area not recorded for crime occurrence
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good road links and bus service; good access to education facilities; access to health facilities. Part of the site within conservation area, however the rest is viable for residential development. Site put forward for development
Land uses	
Greenfield/Brownfield site	Greenfield, grade 2 Agricultural land
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

50-52 New Road, Croxley Green-H14

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 200m, dense development between
Listed buildings	Within 300m, dense development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	SSSI and LNR within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1300m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Within 700m
Amenity space-proximity	Greenspace, children's play, primary school, church and halls within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Church and halls within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Close to residential areas
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked to roads/rail; play space/greenspace. May be suitable for residential.
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greens paces; no civic space
Contaminated land	Possible contamination as a result of past use as garage
Topographical constraints	None perceived

Former Yorke Road School, Croxley Green- H15

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & Gardens-proximity	None
Local preservation/ conservation area	Within 200m
Listed buildings	Within 200m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	No
Wildlife site	Within 200m
SSSI/SAC/LNR	Within 1000m (SSSI)
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Yes, within 2000m
Primary school within 600m	Less than 200m
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops, no major convenience retail within walking distance
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Yes
Amenity space-proximity	Church, allotments, schools, recreation ground and greenspaces- all within walking distance
Greenspace- proximity	Within 200m
Major access constraints-severance etc	None; connected by road to Rickmansworth Town Centre
Proximity to community facilities	Church + Halls within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Close to residential areas
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked to roads/rail; playspace/greenspace. Maybe suitable for residential. Site put forward for development
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	Not an allotment
Public open space	Allotment gardens and recreation ground within walking distance, but no civic space
Contaminated land	Unknown
Topographical constraints	None

Branksome Lodge, Loudwater Lane, Loudwater- H16

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	Conservation area adjacent
Listed buildings	Within 300m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 1800m
Convenience retail-proximity	None
Town Centre within 2000m	Within 2000m
Bus route	Not within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion or noise issues
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Site put forward for development. No public school or good public transport from the area. Car dependency high.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	No
Contaminated land	Unknown
Topographical constraints	None perceived

Rear of the Queens Drive, Mill End- H17

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	None
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Not within 2000m
Bus route	Not within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, primary school and play space within walking distance, no other community facilities
Greens pace- proximity	Within walking distance
Major access constraints-severance etc	M25 to west, but footbridge. No other
Proximity to community facilities	School and hall and open space within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Adjacent to M25, therefore potential noise and air quality issues
Other social aspects	Social deprivation recorded In Penn ward
Proximity to other built development (crime)	Residential to the east
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well connected to the M25; limited public transport; good access to schools and community facilities, however severance caused by M25
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Garages RO Drillyard, West Way- H19

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 400m
Listed buildings	Within 400m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 400m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 1600m
Convenience retail-proximity	Local centre within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Within 900m
Amenity space-proximity	Greenspace, play space, schools and community halls within walking distance
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Not a congestion hotspot, no noise issue
Other social aspects	
Proximity to other built development (crime)	Within residential development
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links and access to community facilities/ amenities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Long Island Exchange, Rickmansworth- H20

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Adjacent to conservation area
Listed buildings	Within 200m, development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 500m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within walking distance
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 800m
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Adjacent
Amenity space-proximity	Greenspace, primary school, library and community facilities within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Railway and A412 to south, but subway and bridges connect to Rickmansworth
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	No congestion; close to rail line-potential noise issues
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Within residential area
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Very good public transport links and town centre south of the site (although accessed through rail subway)
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Police Station, Rickmansworth- H21

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Adjacent to conservation area
Listed buildings	Within 200m, but development between listed buildings
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 200m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 1000m
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Within 300m
Amenity space-proximity	Community and health and greenspace and children's play within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None, underpass at A412 adjacent
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Local congestion, no noise or air quality issues
Other social aspects	
Proximity to other built development (crime)	Good mixed use (adjacent to Town Centre)
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked to facilities, rail and road; health facilities(Rickmansworth Town Centre)- viable. Put forward for development
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Royal British Legion, Ebury Road, Rickmansworth- H22

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Site in conservation area
Listed buildings	Within 100m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 600m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Yes
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 500m
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Within 200m
Amenity space-proximity	Greenspace, primary school, library and community facilities within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	No congestion/ noise issues
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Within residential and retail
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links, retail and community facilities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Langwood House, High Street, Rickmansworth- H23

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Site in conservation area
Listed buildings	Within 100m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Less than 10% in Zone 2 and 11% within 3a
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	SSSI within 1200m, LNR within 500m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within walking distance
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Within 500m
Amenity space-proximity	Greenspace, primary school, library and community facilities within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion/ noise issues
Other social aspects	
Proximity to other built development (crime)	On a High Street, adjacent residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Proximity to public transport and good transport links- within Town Centre, therefore viable
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Gas Works, Salters Close, Rickmansworth- H24

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 200m, development between
Listed buildings	Within 200m, development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Within flood zone 2 and adjacent to zone 3b
AQMA	None
Wildlife site	Within 100m
SSSI/SAC/LNR	SSSI within 900m, LNR within 700m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1500m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 300m
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Within 700m
Amenity space-proximity	Greenspace, schools and community facilities within walking distance
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Local congestion
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential but not recorded for crime
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access and amenities, community facilities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from use as Gas Station
Topographical constraints	None perceived

Bridge Motors, Church Street, Rickmansworth- H25

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	Site in conservation area
Listed buildings	Adjacent
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	About 50% of the site is within flood zone 3a and some parts within zone 2 and rest in zone 1 for surface flooding and high risk for ground water flooding
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 400m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1800m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within walking distance
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Within walking distance
Bus route	Within walking distance
Rail station within 1000m	Within 600m
Amenity space-proximity	Greenspace, play space church and hall within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion/ noise issues
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Within residential area
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links; proximity to the town centre and amenities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination as a result of petrol station use
Topographical constraints	None perceived

Depot, Harfield Road- H26

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 200m
Listed buildings	Adjacent
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Within flood zone 2
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 100m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Yes
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 800m
Convenience retail-proximity	Adjacent
Town Centre within 2000m	Yes
Bus route	Not within walking distance
Rail station within 1000m	Yes
Amenity space-proximity	Greenspace, but no other community facilities
Greenspace- proximity	Adjacent
Major access constraints-severance etc	Grand Union canal and River Gade to north , but no severance from Rickmansworth
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion/ noise issues
Other social aspects	
Proximity to other built development (crime)	Good proximity to residential and retail
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good links to amenities, public transport(rail); limited community facilities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from use as a depot
Topographical constraints	None perceived

Depot, Stockers Farm Road- H27

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	Within 300m
Listed buildings	Within 300m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Partly within Zone 2
AQMA	None
Wildlife site	Some within site boundary
SSSI/SAC/LNR	LNR within 200m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 1200m
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Yes
Bus route	Not within walking distance
Rail station within 1000m	At 1000m
Amenity space-proximity	Greenspace and primary school within walking distance, other community facilities limited
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Canal and river to north, bridges to access Rickmansworth
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion or noise issue
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential, no record of social deprivation or crime incidence
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport and amenities; close to Rickmansworth Town Centre. Limited public transport
Land uses	
Greenfield/Brownfield site	Part PDL, part greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Land south of Tolpits Lane- H28

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 500m
Listed buildings	Some within site boundary
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Part flood zone 2
AQMA	None
Wildlife site	Some within site boundary
SSSI/SAC/LNR	SSSI within 300m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Adjacent
Primary school within 600m	None
Secondary school within 2000m	None
Convenience retail-proximity	None
Town Centre within 2000m	Not within 2000m
Bus route	Not within walking distance
Rail station within 1000m	Within 1000m
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	River and lakes to south. Although bridge. Railway at west
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Not an identified congestion area, but roads used by lorries etc for adjacent industrial
Other social aspects	No reports of social issues
Proximity to other built development (crime)	To employment sites and few residential.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Due to nature of surrounding land use, proximity to SSSI and flood zones, unsure of viability for residential development, but noted that it has been put forward
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Pocklington House, Eastbury H29

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 100m
Listed buildings	Within 100m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within 600m
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	None
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 2000m
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Within 2000m
Bus route	Within walking distance
Rail station within 1000m	Within 1000m
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None identified
Other social aspects	
Proximity to other built development (crime)	Within residential area
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links; proximity to the town centre and amenities
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	None perceived
Topographical constraints	None perceived

The Fairway, Oxhey Hall- H30

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 100m, development between
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1000m, railway between but underpass
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Within 1000m
Amenity space-proximity	Greenspace, children's play within walking distance, but limited other community facilities
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked to roads/rail; play space/greenspace. Maybe suitable for residential.
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Crescent Club, South Oxhey- H31

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & Gardens-proximity	None
Local preservation/ conservation area	None adjacent
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	No
AQMA	No
Wildlife site	Within walking distance
SSSI/SAC/LNR	Within walking distance
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Within 2000m, but constraint of railway line
Primary school within 600m	No, but within 750m
Secondary school within 2000m	No, but around 2500m away
Convenience retail-proximity	Small shops and post office within walking distance, but no major convenience retail within 800m
Town Centre within 2000m	Within 2000m
Bus route	Within walking distance
Rail station within 1000m	No, within 2000m
Amenity space-proximity	Community facility within 600m; post office closer
Greenspace- proximity	Within 200m
Major access constraints-severance	No major severance, however large playing field to north of the site
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None perceived
Other social aspects	Within Hayling- a social deprivation ward
Proximity to other built development (crime)	Located within residential developments
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked site; close to some amenities, and schools etc accessible by bus; railway station 2000m away
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	Not an allotment
Public open space	Yes- close to playing fields and community halls
Contaminated land	None
Topographical constraints	None perceived

Former Jet Public House, South Oxhey- H32

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & Gardens-proximity	None
Local preservation/ conservation area	None adjacent
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	No
AQMA	No
Wildlife site	Within walking distance
SSSI/SAC/LNR	Local wildlife site within 200m; LNR within 400m
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Within 1500m, but railway line is a constraint, although underpass connects to Carpenders Park
Primary school within 600m	Within walking distance
Secondary school within 2000m	No
Convenience retail-proximity	Small shops and a post office within walking distance, but no major convenience retail within 800m
Town Centre within 2000m	Within 1000m
Bus route	Within walking distance
Rail station within 1000m	Within 1500m
Amenity space-proximity	Schools; community hall; post offices and open space within walking distance
Greenspace- proximity	Within 200m
Major access constraints-severance etc	No major severance, however large playing field to north of the site
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None perceived
Other social aspects	
Proximity to other built development (crime)	Located within residential developments
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well linked site closer to amenities and in a residential area, therefore possibly good for housing
Land uses	
Greenfield/Brownfield site	Previously Developed Land (PDL)
Green Belt	No
Allotments	Not an allotment
Public open space	Yes- close to playing fields and community halls
Contaminated land	None recorded, but to check
Topographical constraints	None perceived

Little Furze, South Oxhey – H33

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens - proximity	None
Local preservation/ conservation area	None
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Adjacent
SSSI/SAC/LNR	LNR adjacent
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1200m, railway between but access via underpass
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, schools, church and halls and civic space within walking distance
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Residential and woodland
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Bus and local facilities within walking dist, put forward for development as extra care housing
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces
Contaminated land	Unknown
Topographical constraints	None perceived

Amenity Space at Marylands - H (34)

South Oxhey Town Centre- H35

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	Listed buildings within 200m but dense development surrounding
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within broad site area
SSSI/SAC/LNR	LNR within walking distance
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within walking distance
Primary school within 600m	Within broad site area/ walking distance
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Within broad site area/ walking distance
Town Centre within 2000m	Within broad site area/ walking distance
Bus route	Within walking distance
Rail station within 1000m	Within walking distance
Amenity space-proximity	Community centres; play spaces; civic sq within broad site area/ walking distance
Greenspace- proximity	Within broad site area/ walking distance
Major access constraints-severance etc	Railway at east, but underpass connects to Carpenters Park
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within broad site area/ walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	Northwick, Hayling and Ashridge Wards, social deprivation
Proximity to other built development (crime)	Within town centre, currently recorded for nuisance activities, however redevelopment designs may help tackle this issue
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links; good amenities and facilities but area needs improvement to increase inward investment-then viable
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	No
Public open space	Broad site area includes publicly accessed greenspaces and civic space
Contaminated land	Unknown
Topographical constraints	None perceived
Other comments	At present, broad area for development identified, will be further defined at later stages

Grapevine Public House, South Oxhey- H36

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 200m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Adjacent
SSSI/SAC/LNR	LNR adjacent
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1400m, railway between but underpass
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops adjacent
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, play spaces; primary schools within walking dist
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Close to school and health facility; limited convenience shops; good bus service
Land uses	
Greenfield/Brownfield site	Brownfield
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces;
Contaminated land	Unknown
Topographical constraints	None perceived

Land at Heysham Drive, South Oxhey- H37

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 500m but dense development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Adjacent
SSSI/SAC/LNR	LNR adjacent
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1400m, railway between but underpass
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, children's play, schools and leisure centre within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good road link and bus links; proximity to primary school and local shops, but not to many community facilities and amenities
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Rear of Lytham Avenue, South Oxhey- H38

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens -proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 500m but dense development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within 200m
SSSI/SAC/LNR	Within 200m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1400m, railway between but underpass
Primary school within 600m	Within walking distance
Secondary school within 2000m	Yes
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, children's play, schools and leisure centre within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	Site in social deprivation ward (in Ashridge)
Proximity to other built development (crime)	Within residential area and adjacent to leisure centre
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good road link and bus links; proximity to primary school and local shops, but not to many community facilities and amenities
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

ISSUE: EMPLOYMENT SITES

Site E(a) Croxley Business Park

Environmental factors	
Effect on important views	Adjacent to SSSI and river valley.
Scheduled Ancient Monument	None
Historic Parks & Gardens-proximity	Moor Park Registered Park adjacent to the site
Local preservation/ conservation area	Moor Park Conservation area adjacent to the site.
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Flood zones 2 and 3(part)
AQMA	No
Wildlife site	None
SSSI/SAC/LNR	SSSI/ LNR immediately to the west of the site
Ancient woodland	Ancient woodland within 1000m to west of site.
Accessibility/ key services	
Employment area within 2000m	Designated employment area; Tolpits Lane to the north
Bus route	Not within walking distance
Rail station within 1000m	No
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Greenspace within walking distance
Major access constraints-severance etc	Disused railway track to the south west of the site
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion hotspot
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Demand for employment floorspace exists, therefore considered viable, but may be improved with access to public transport
Land uses	
Greenfield/Brownfield site	Brownfield
Green Belt- proximity	Surrounded by Green Belt
Allotments	None
Public open space	Close to publicly accessed greenspaces; no civic space.
Contaminated land	Unknown, employment uses on site.
Topographical constraints?	None perceived.

Site E(b) Tolpits Lane

Environmental factors	
Effect on important views	Adjacent to SSSI and river valley.
Scheduled Ancient Monument	SAM 300m to south of site.
Historic Parks & Gardens-proximity	Moor Park Registered Park 700m to south of site
Local preservation/ conservation area	Moor Park Conservation area 600m to south of site.
Listed buildings	Listed buildings on south side of Tolpits Lane.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	Flood zone adjacent to north and south but not on site.
AQMA	None
Wildlife site	Wildlife sites to south and west of site.
SSSI/SAC/LNR	SSSI/ LNR immediately to the north of the site.
Ancient woodland	Ancient woodland within 1000m to north west of site.
Accessibility/ key services	
Employment area within 2000m	Designated employment area. Croxley Business Park 200m to north.
Bus route	Not within walking distance.
Rail station within 1000m	No.
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Greenspace within walking distance
Major access constraints-severance etc	Railway to west and river to south.
Proximity to community facilities	Not within walking distance.
Proximity to health facilities	Not within walking distance.
Congestion/ pollution (noise, air) possibility	Not an identified congestion area, but roads used by lorries etc for industrial purposes, and access constraint likely due to severance from railway line and water bodies
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Already in viable use as employment land.
Land uses	
Greenfield/Brownfield site	Brownfield.
Green Belt- proximity	Surrounded by Green Belt.
Allotments	None.
Public open space	Close to publicly accessed greenspaces; no civic space.
Contaminated land	Unknown, but previous employment uses on site.
Topographical constraints	None perceived.

Site E(d) Delta Gain- employment site removal

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens –proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 500m, but dense development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Flood zones 2 and 3a
AGMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Adjacent
Bus route	Within walking distance
Rail station within 1000m	Within 200m
Amenity space-proximity	Community centres; play spaces; civic sq within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Railway line adjacent, but underpass connects to South Oxhey
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Next to rail line-possible noise and vibration issues; no road congestion envisaged
Other social aspects	Adjacent to Northwick, Hayling and Ashridge Wards, social deprivation
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well connected to rail and road; good amenities; close to town centre
Land uses	
Greenfield/Brownfield site	PDL
Green belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces and civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Site E(e) Maple Cross

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & Gardens-proximity	None within 1000m
Local preservation/ conservation area	None adjacent or in the immediate vicinity
Listed buildings	Close to the site
Landscape classification (AGLV/ AONB)	No designation
Flood Zone-2, 3a or 3b	Zone 2
AQMA	No
Wildlife site	Yes, near the site
SSSI/SAC/LNR	No
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Within walking distance
Primary school within 600m	None within 1000m
Secondary school within 2000m	None within 1000m
Convenience retail-proximity	None within walking distance
Town Centre within 2000m	None within walking distance
Bus route	Within walking distance- max 30min waiting time
Rail station within 1000m	Not within walking distance
Amenity space-proximity	Play spaces within walking distance, but no community facilities within 1000m
Greenspace- proximity	Play space available
Major access constraints-severance	Adjacent to A road, potentially causing severance to the west; eastern side wooded/greenspace -no major development
Proximity to community facilities	Not within 1000m
Proximity to health facilities	Not within 1000m
Congestion/ pollution (noise, air) possibility	Next to 'A' road, congestion hotspot on slip road leading to M25
Other social aspects	
Proximity to other built development (crime)	Maple Cross and Mill End Ward- socially deprived areas Few residential sites adjacent, however severed by A road and close to employment sites
Economic aspects	
Viability - proximity to transport links; proximity to facilities and community amenities	Proximity to a major road and served by bus route is a positive in terms of connectivity, therefore saleable
Land uses	
Greenfield/Brownfield site	Greenfield/ brownfield
Green Belt	Yes
Allotments	Not an allotment
Public open space	Yes- recreation ground adjacent
Contaminated land	Likely from previous use
Topographical constraints	None known

Site E(f) Kings Langley

Environmental factors	
Effect on important views	None.
Scheduled Ancient Monument	SAM within 400m.
Historic Parks & Gardens-proximity	None.
Local preservation/ conservation area	Conservation area within 500m but dense development between.
Listed buildings	Some listed buildings adjacent to site.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	Part in flood zone.
AQMA	AQMA on M25 within 200m of south of site, but not on site.
Wildlife site	Adjacent.
SSSI/SAC/LNR	None.
Ancient woodland	None.
Accessibility/ key services	
Employment area within 2000m	Allocated employment site. Junction Park employment site within 2000m.
Bus route	Within walking distance.
Rail station within 1000m	Yes
Amenity space-proximity	Greenspace, play space, and community facilities e.g. Hall and library within walking distance.
Greenspace- proximity	Within walking distance.
Major access constraints-severance etc	Railway to east and canal to west, bridges to connect to Kings Langley and Bedmond.
Proximity to community facilities	Within walking distance.
Proximity to health facilities	Within walking distance.
Congestion/ pollution (noise, air) possibility	Railway so possible vibration and noise issues. Some problems of lorries using existing roads to access current industrial uses.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to rail network and bus service, and good connection to road network. Parts of site have access to amenities in Kings Langley
Land uses	
Greenfield/Brownfield site	Brownfield.
Green Belt- proximity	Green Belt adjacent.
Allotments	No.
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Possible contamination from industrial uses
Topographical constraints	None perceived

ISSUE: SECONDARY SCHOOLS:

Site S(d) Croxley Green- Land north – east of Baldwins Lane (12.26ha)

Environmental factors	
Effect on important views	Central River Valleys Landscape Area close to site, landscape and visual impacts likely
SAM	None
Parks and gardens – proximity	Central River Valleys Landscape Area
Local preservation/ conservation area	None
Listed buildings	Within 1km
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	None
SSSI/SAC/LNR	SSSI close to the site
Ancient woodland	None
Accessibility/ key services	
Primary school within 600m	Yes
Secondary school within 2000m	Yes
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Within 1000m
Greenspace- proximity	Open spaces in close proximity to the site-
Major access constraints-severance etc	No
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Adjacent to a congestion hotspot close to the proposed Croxley Rail Link and existing railway viaduct
Other social aspects	
Proximity to other built development (crime)	Residential areas adjacent to site
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Close to public transport, and residential areas, and served by necessary amenities, therefore likely to be viable
Land uses	
Greenfield/Brownfield site	Greenfield (open space)
Green Belt	Yes
Allotments	No
Public open space	No
Contaminated land	Unknown
Topographical constraints	None perceived

Site S(b) Mill End/ Maple Cross Froghall Farm and adjoining land

Environmental factors	
Effect on important views	Central River Valleys Landscape Area close to site
SAM	None
Parks and gardens – proximity	Central River Valleys
Local preservation/ conservation area	Local wildlife site
Listed buildings	None
Landscape classification (AGLV/ AONB)	Landscape Region- Central River Valleys, but not AGLV or AONB
Flood Zone-2, 3a or 3b	Zone 3b
AQMA	None
Wildlife site	Adjacent (south)
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Primary school within 600m	None
Secondary school within 2000m	Not within 2000m
Town Centre within 2000m	No
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Greenspace- proximity	Parks and open spaces- south
Major access constraints-severance etc	Yes, A412 and sewage treatment works located south of the site
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Yes. Site close to congestion hotspot
Other social aspects	
Evidence of social deprivation?	Site in a ward with relatively high level of social deprivation
Proximity to other built development (crime)	Residential areas adjacent to site
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Bus and local facilities close to the site, but as site is adjacent to an 'A' road, the development is likely to cause queues on the roads, therefore affecting traffic flow. Additionally as the sewage works are located close the site, traffic serving this site is likely to exacerbate traffic problems
Land uses	
Greenfield/Brownfield site	Greenfield (Agriculture)
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces
Contaminated land	Unknown
Topographical constraints	None perceived

Site S(a): Mill End/Maple Cross- Land east of A405 (North Orbital)/north of A412, (19.64ha)

Environmental factors	
Effect on important views	Colne Valley Regional Park and Central River Valleys Landscape Area close to site
SAM	None
Parks and gardens - proximity	Colne Valley Regional Park
Local preservation/ conservation area	Local wildlife site located to the southern part of the site
Listed buildings	None
Landscape classification (AGLV/ AONB)	Landscape Region- Central River Valleys, but not AGLV or AONB
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Adjacent (south)
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Town Centre within 2000m	No
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m, but within 2000m
Greenspace- proximity	Parks and open spaces- adjacent
Major access constraints-severance etc	Yes, A405 and A412
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Yes. Site close to congestion hotspot
Other social aspects	
Evidence of social deprivation?	Site in a ward with relatively high level of social deprivation
Proximity to other built development (crime)	Residential areas adjacent to site
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Bus and local facilities close to the site, but as site is adjacent to an 'A' road, the development is likely to cause queues on the roads, therefore affecting traffic flow
Land uses	
Greenfield/Brownfield site	Greenfield (Agriculture use)
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces
Contaminated land	Unknown
Topographical constraints	None perceived

ISSUE: RETAIL

This section presents the overall implication on the environmental, social and economic aspects relating to the sites, should the proposals go ahead as stated in the Sites Allocations Preferred Options Consultation paper.

Site R(a) Rickmansworth- recommended for a combination of primary and secondary frontages

The sites are existing retail units i.e., on previously developed land, but close to local nature reserves, and are within a flood zone and a conservation area (cultural heritage).

The sites are close to a congestion hotspot and car parks. However close proximity to the railway station is also acknowledged.

Vacancy rates are low (5%) in Rickmansworth, and there is continued demand for the retail services in this part of the district.

Site R(b) South Oxhey- proposed for a combination of primary and secondary frontages

The sites are existing retail units i.e., on previously developed land, and with no natural features such as woodlands, or landscape areas in the immediate vicinity of the site.

Site R(c) Abbots Langley- recommended for a combination of primary and secondary frontages

The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site.

The vacancy rates are low (4%) in Abbots Langley, and that there is continued demand for the retail services in this part of the district

Site R(d) Chorleywood- recommended for a combination of primary and secondary frontages

The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site.

The vacancy rates are low (5%) in Chorleywood, and that there is continued demand for the retail services in this part of the district

Site R(e) Watford Road, Croxley Green- proposed for local shopping centre

The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site.

The sites are about 0.5km from a congestion hotspot

Site R(f) –Moneyhill Parade- proposed for local shopping centre

The sites are existing retail units i.e., on previously developed land, and with the exception of the River Colne which could be used to an advantage for retail use (e.g., restaurants/ pubs) have no other natural features such as woodland, or landscape areas within the vicinity of the site.

Site R(g) New Road, Croxley Green- proposed for local shopping centre

The sites are existing retail units i.e., on previously developed land, and with no natural features such as water bodies (or flood zones), woodland, or landscape areas within the vicinity of the site. The sites are about 0.5km from a congestion hotspot.

The vacancy rates are low (4%) in Croxley Green, and that there is continued demand for local retail services in this part of the district.

Site R(h) Maple Cross- recommended for primary shop frontage

No noticeable environmental features are located in the site vicinity. There is no vacancy rate at Maple Cross, and that there is continued demand for local retail services in this part of the district .

ISSUE: OPEN SPACES

Site OS(a): The Grove Woodland (Plaitford Close/The Byeway), Rickmansworth

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	Registered park within 300m but not on site.
Local preservation/ conservation area	None.
Listed buildings	Listed buildings within 200m but development between.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Wildlife site adjacent but not on site.
SSSI/SAC/LNR	LNR within 400m but not on site.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance but only a limited service.
Rail station within 1000m	No.
Amenity space-proximity	Green space and primary school within walking distance.
Greenspace- proximity	Adjacent.
Major access constraints-severance etc	None.
Proximity to community facilities	School and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential to north and west.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Limited access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Green Belt adjacent.
Allotments	None.
Public open space	Open space adjacent.
Contaminated land	Unknown.
Topographical constraints	Site slopes.

OS(b) Chorleywood House Estate

Environmental factors	
Effect on important views	Views north from Chorleywood into AONB.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Conservation area at south of site.
Listed buildings	Listed buildings to south of site and locally listed building on site.
Landscape classification (AGLV/ AONB)	AONB.
Flood Zone-2, 3a or 3b	Flood zone at north of site.
AQMA	M25 AQMA within 700m but not on site.
Wildlife site	Site is a wildlife site.
SSSI/SAC/LNR	Site designated as a LNR.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	No.
Amenity space-proximity	Open space, primary and secondary schools within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	River to north.
Proximity to community facilities	Schools and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	M25 within 200m of site.
Other social aspects	
Proximity to other built development (crime)	Residential development to south east and in Chorleywood House itself at west of site but otherwise limited.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt.
Allotments	No.
Public open space	Chorleywood Common at south of site.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(c): Land north of South Way (Horsefield/Furtherfield), Leavesden

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens - proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 600m but development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Not within walking distance in Three Rivers, but may be in Watford (eastern side of the site)
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Not currently a congestion hotspot
Other social aspects	
Proximity to other built development (crime)	Well linked to residential and office development
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	
Land uses	
Greenfield/Brownfield site	Limited existing community facilities
Green Belt	Greenfield
Allotments	Yes
Public open space	No
Contaminated land	Site an open space
Topographical constraints	Unknown
	None perceived

OS(d) Middleton Road

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Within 400m.
Listed buildings	Within 400m.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Within walking distance but not on site.
SSSI/SAC/LNR	LNR within 700m but not on site.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance but of limited service.
Rail station within 1000m	No.
Amenity space-proximity	Adjacent to open space, schools community halls.
Greenspace- proximity	Adjacent.
Major access constraints-severance etc	None.
Proximity to community facilities	Schools, community hall within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Site at rear of residential development.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Limited access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	No.
Allotments	No.
Public open space	Site is adjacent to public open space.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(e): South Oxhey Playing Fields (rear of 180-202 Hayling Road and 11-15 Frinton Close), South Oxhey

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	None.
Listed buildings	None.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Wildlife site within 100m but not on site.
SSSI/SAC/LNR	LNR within 500m but not on site and development between.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	None.
Amenity space-proximity	Schools; community hall; post offices and open space within walking distance
Greenspace- proximity	Adjacent.
Major access constraints-severance etc	No major severance, however large playing field to north of the site
Proximity to community facilities	Within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	None perceived
Other social aspects	
Proximity to other built development (crime)	Residential adjoining south of site, but open space to north.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to bus transport and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt adjacent.
Allotments	None.
Public open space	Adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(f): Baldwins Lane Recreation Ground

Environmental factors	
Effect on important views	None
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Conservation area 200m to south of site.
Listed buildings	None
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	None.
SSSI/SAC/LNR	None.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	Within 500m.
Amenity space-proximity	Open space, primary and secondary schools within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	Railway to east.
Proximity to community facilities	Schools and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Residential development surrounding
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	No.
Allotments	No.
Public open space	Site is open space.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(g): Croxleyhall Wood, Croxley Green

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Conservation area within 200m.
Listed buildings	Within 200m
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Site is a wildlife site.
SSSI/SAC/LNR	Within 800m.
Ancient woodland	Adjacent to site.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	Within 1000m.
Amenity space-proximity	Open space, primary and secondary schools within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	River to south, railway to the north and east.
Proximity to community facilities	Schools and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Residential development to east but otherwise limited.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt.
Allotments	No.
Public open space	Adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(h): Buddleia Walk, Croxley Green

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	None.
Listed buildings	None.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	Flood zone to south of site.
AQMA	None.
Wildlife site	Part of site is a wildlife site.
SSSI/SAC/LNR	Within 100m.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	Within 1000m.
Amenity space-proximity	Open space, primary and secondary schools within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	Canal to south.
Proximity to community facilities	Schools and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Residential development to north but otherwise limited.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt.
Allotments	No.
Public open space	Adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(i): Pheasant's Wood and Solomon's Wood, Chorleywood

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Conservation area adjacent to the north.
Listed buildings	Listed buildings within 200m.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Site is a wildlife site.
SSSI/SAC/LNR	LNR adjacent.
Ancient woodland	Part of site is ancient woodland.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	No.
Amenity space-proximity	Open space, primary school within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	Motorway runs through sites.
Proximity to community facilities	Schools and open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	M25 runs through site.
Other social aspects	
Proximity to other built development (crime)	Residential development to north and east.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt.
Allotments	No.
Public open space	Chorleywood Common at north of site.
Contaminated land	Unknown.
Topographical constraints	None perceived.

Site OS(j): Croxley Common Moor, Croxley Green

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	None.
Listed buildings	None.
Landscape classification (AGLV/ AONB)	None..
Flood Zone-2, 3a or 3b	Flood zone at north and west of site.
AQMA	None.
Wildlife site	Site is a wildlife site.
SSSI/SAC/LNR	Site designated as a LNR and SSSI.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	Within 1000m.
Amenity space-proximity	Open space, and employment areas within walking distance.
Greenspace- proximity	On site.
Major access constraints-severance etc	Canal to north.
Proximity to community facilities	Open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	Employment areas adjacent.
Other social aspects	
Proximity to other built development (crime)	Employment development to south and east residential to north east.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to public transport by bus and community facilities.
Land uses	
Greenfield/Brownfield site	Greenfield.
Green Belt	Green Belt.
Allotments	No.
Public open space	Site is open space.
Contaminated land	Unknown.
Topographical constraints	None perceived.

OS(k) Southway Playing Fields

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	None.
Listed buildings	Listed buildings at Hunton Park to the South.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Wildlife site partly on site and sites to the south.
SSSI/SAC/LNR	None.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	No.
Amenity space-proximity	Green space on site and to north of site.
Greenspace- proximity	On site and to north of site.
Major access constraints-severance etc	None.
Proximity to community facilities	School and local shops within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential to north, film studio to east, hotel to south and west.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Some access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Green Belt.
Allotments	None.
Public open space	Open space on site and to north of site.
Contaminated land	Unknown.
Topographical constraints	None perceived.

OS(l) The Green, Croxley Green

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	Site is in conservation area.
Listed buildings	Listed buildings adjacent.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	Wildlife site on site.
SSSI/SAC/LNR	None.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	Yes.
Amenity space-proximity	Green space and primary school within walking distance.
Greenspace- proximity	Adjacent.
Major access constraints-severance etc	None.
Proximity to community facilities	School and open space within walking distance.
Proximity to health facilities	Within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Surrounded by residential.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Some access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Northern part of site is Green Belt.
Allotments	None.
Public open space	Open space adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

OS(m) Harrock's Wood, Chandlers Cross

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	Cassiobury Park registered park adjacent.
Local preservation/ conservation area	None.
Listed buildings	Some listed buildings within 200m.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	On site.
SSSI/SAC/LNR	SSSI adjacent
Ancient woodland	On site.
Accessibility/ key services	
Bus route	Within walking distance but only a limited service.
Rail station within 1000m	No.
Amenity space-proximity	Green space within walking distance.
Greenspace- proximity	Adjacent.
Major access constraints-severance etc	M25 motorway 300m to north, but bridge.
Proximity to community facilities	Open space within walking distance.
Proximity to health facilities	None within walking distance.
Congestion/ pollution (noise, air) possibility	M25 motorway 300m to north
Other social aspects	
Proximity to other built development (crime)	Some scattered residential around site.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Limited access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Green Belt.
Allotments	None.
Public open space	Open space adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

OS(n) Hill Farm Avenue, Leavesden

Environmental factors	
Effect on important views	None.
SAM	None.
Historic parks and gardens - proximity	None.
Local preservation/ conservation area	None.
Listed buildings	None.
Landscape classification (AGLV/ AONB)	None.
Flood Zone-2, 3a or 3b	None.
AQMA	None.
Wildlife site	None.
SSSI/SAC/LNR	None.
Ancient woodland	None.
Accessibility/ key services	
Bus route	Within walking distance.
Rail station within 1000m	No.
Amenity space-proximity	Green space and primary school within walking distance.
Greenspace- proximity	Within walking distance.
Major access constraints-severance etc	None.
Proximity to community facilities	Not within walking distance.
Proximity to health facilities	Not within walking distance.
Congestion/ pollution (noise, air) possibility	None.
Other social aspects	
Proximity to other built development (crime)	Adjacent to residential to north, south and east.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Some access to public transport.
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Green Belt adjacent.
Allotments	None.
Public open space	Open space adjacent.
Contaminated land	Unknown.
Topographical constraints	None perceived.

South Oxhey

Environmental factors	
Effect on important views	None
SAM	None
Parks and gardens – proximity	None
Local preservation/ conservation area	None
Listed buildings	Listed buildings within South Oxhey area but dense development surrounding
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Within broad site area
SSSI/SAC/LNR	LNR within walking distance
Ancient woodland	Areas of ancient woodland within Oxhey Woods within walking distance
Accessibility/ key services	
Primary school within 600m	Within broad site area/ walking distance
Secondary school within 2000m	Not within 2000m
Town Centre within 2000m	Within broad site area
Bus route	Within walking distance
Rail station within 1000m	Within walking distance
Greenspace- proximity	Within broad site area/ walking distance
Major access constraints- severance etc	Railway at east, but underpass connects to Carpenders Park (proposals aim to improve connectivity)
Proximity to community facilities	Within broad site area/ walking distance
Proximity to health facilities	Within broad site area/ walking distance
Congestion/ pollution (noise, air) possibility	None
Other social aspects	
Proximity to other built development (crime)	Northwick, Hayling and Ashridge Wards identified areas of social deprivation Within town centre, currently recorded for nuisance activities, however redevelopment designs may help tackle this issue
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links; good amenities and facilities but area needs improvement to increase inward investment-then viable
Land uses	
Greenfield/Brownfield site	PDL, some greenfield sites identified for housing- considered under relevant housing sites
Green Belt	Some Green Belt sites identified for housing- considered under relevant housing sites
Allotments	Within broad site area
Public open space	Within broad site area
Contaminated land	Unknown
Topographical constraints	None perceived

Further baseline discussion on the South Oxhey area is written below:

Economic

- There has been a continual move in retail in South Oxhey as a result of internet and out of town shopping.
- The Council has seen a significant deterioration in rental levels in the South Oxhey Commercial.

- The Council are trying to encourage High Street brands but this is difficult as these shops exist in alternative retail centres such as Watford and Harrow that South Oxhey competes with.
- A questionnaire completed by local residents (2011) has indicated that the residents wish to see a variety of shops, banks, cafes and a local market. 70% wished to see a supermarket to do their weekly shop.

Environmental

- The South Oxhey area has significant landscaping.
- Residents have shown a real reticence for the green open spaces to be changed.
- A quarter of the residents wish for improvements to worn out footpaths and problem parking areas.

Social

- There are issues with access to facilities and quality of housing stock in the area, particularly the central core of South Oxhey. This area revolves around St Andrews Precinct, with 17 retail units and 120 flats primarily above the shops and two stand alone blocks. The blocks share the servicing arrangements and access arrangements with the flats above and so it has a distinct difficulty with access and servicing conflicts.
- Buildings have been refurbished but there are still performance standards with basic construction.
- Regular structural issues have been experienced with the blocks of flats and significant water ingress into the shops.
- More than a quarter of residents have expressed a wish for an improved shopping experience.
- Residents were asked to list the facility that they used most. 47% used the Precinct shop, 19% used the Library, 14% used the railway station, 10% used Sir James Altham Swimming Pool, 8% used the market and 1% used the allotments.
- The lack of a secondary school in the area has often been highlighted as an area for improvement. However, there has not been a clear view or desire from residents for a secondary school in South Oxhey.
- In the last 12 months Oxhey Hall had seen huge reductions in anti-social behaviour and all crimes. However, there has been an increase in dwelling burglaries with jewellery stolen.

Issues to address in the area would be to:

- Improve access to services,
- Improve housing quality and access to housing,
- Provide better quality leisure and community facilities,
- Improve shopping facilities,
- Reduce levels of deprivation,
- Facilitate improved access to employment, and
- Facilitate improved access to education, skills and training.

Langleybury/The Grove

Environmental factors	
Effect on important views	Views across green belt, but site already developed
SAM	None
Parks and gardens – proximity	None registered, but The Grove is of importance locally
Local preservation/ conservation area	Within 400m of Langleybury
Listed buildings	Langleybury site includes listed building on buildings at risk register, proposed for conversion as part of proposals. The Grove and Stables on The Grove site are listed.
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	Eastern part of planning brief area flood zone 2, 3a and 3b but no development proposed on these areas.
AQMA	None
Wildlife site	Wildlife sites on The Grove site at Heath Wood.
SSSI/SAC/LNR	None
Ancient woodland	Heath Wood on The Grove site is ancient woodland
Accessibility/ key services	
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Greenspace- proximity	Greenspace adjacent
Major access constraints- severance etc	M25 at west of Langleybury but footbridge and A41 to east has underpass to access Abbots Langley . M25 sliproad between sites, , and A41 to east has underpass to access Abbots Langley
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Possible congestion and noise related issues from M25
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Sparse residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Langleybury site located between A41 and M25 that causes severance from Abbots Langley (east of site); however underpasses connect site area to this part of Three Rivers. No major amenities except primary school adjacent to the sites. Site put forward for development.
Land uses	
Greenfield/Brownfield site	Greenfield with areas of PDL
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived

Land Opposite Alpine Press (alternative site not taken forward in the Proposed Submission Version)

Environmental factors	
Effect on important views	None
SAM	SAM within 200m but canal separating SAM and site
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	Listed buildings within 200m but dense development surrounding
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	200m to Grand Union Canal/River Gade wildlife site
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within walking distance
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 2000m
Convenience retail-proximity	Within 1200m
Town Centre within 2000m	Not within 2000m
Bus route	Within walking distance
Rail station within 1000m	Within walking distance
Amenity space-proximity	Greenspace, play space, and community facilities e.g. Hall and library within walking distance
Greenspace- proximity	Greenspaces but no public open space.
Major access constraints-severance etc	Railway at east, canal to west. Bridges connect to Kings Langley and Bedmond.
Proximity to community facilities	Within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	Railway so possible vibration and noise issues. Some problems of lorries using existing roads to access current industrial uses to north of site.
Other social aspects	No reports of social issues
Proximity to other built development (crime)	Employment to north, some scattered residential to south.
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good transport links; some amenities and facilities within walking distance. Area needs improvement to increase inward investment-then viable
Land uses	
Greenfield/Brownfield site	PDL at front of site, greenfield at rear.
Green Belt	Yes
Allotments	No
Public open space	Greenspaces but no public open space.
Contaminated land	Unknown
Topographical constraints	None perceived