

Three Rivers District Council

Three Rivers Core Strategy Further Preferred
Options – Consultation version
Sustainability Report – Addendum Appendix
November 2009

**This document is presented as Appendix 4a to the Site
Allocations Proposed Submission SA Report,
November 2012**

Key:

	Neutral
	Minor negative
	Major negative
	Minor positive
	Major positive
	Unknown

Land south of St. Joseph's

Located in South Oxhey within the socially deprived ward of Northwick, the site is within walking distance from basic amenities such as convenience retail, primary school and public transport (bus route). The site is put forward for residential development- 40 dwellings.

Environmental factors	
Effect on important views	Woodland of some biodiversity interest, but not a BAP priority site
Scheduled Ancient Monument (SAM)	None within 1000m
Historic parks & gardens-proximity	None within 1000m
Local preservation/ conservation area	None adjacent or in the immediate vicinity
Listed buildings	Church within 400m radius
Landscape classification (Areas of Great landscape Value (AGLV) / Area of Outstanding Natural Beauty (AONB))	No designation
Flood Zone - 2, 3a or 3b	None
Air Quality Management Area (AQMA)	No
Wildlife site	Local wildlife site adjacent; used for walking etc
Sites of Special Scientific Interest (SSSI) /Special Areas of Conservation (SAC)/ Local Nature Reserve (LNR)	LNR
Ancient woodland	Not ancient, but a woodland
Accessibility/ key services	
Employment area within 2000m	Within 1000m, but railway line between
Primary school within 600m	Yes
Secondary school within 2000m	No
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Local within walking dist
Bus route	Within walking distance
Rail station within 1000m	1000m away
Amenity space-proximity	Community centres; play spaces; civic sq within walking distance
Greenspace - proximity	Adjacent
Major access constraints - severance etc	Rail line within 700m, however underpass connects to Carpenders Park
Proximity to community facilities	Within walking distance
Proximity to health facilities	Town Centre-walking dist
Congestion/ pollution (noise, air) possibility	No congestion
Other social aspects	Social deprivation ward -Northwick
Proximity to other built development (crime)	Located in South Oxhey recorded for perceived crime
Economic aspects	
Viability - proximity to transport links; proximity to facilities and community amenities	Bus, rail within walking distance; care home close by
Land uses	
Greenfield/Brown field site	Previously developed land - playing field
Green Belt	Yes
Allotments	Not an allotment
Public open space	None
Contaminated land	None
Topographical constraints	None, but railway line to east of the site-700m
Environmental impact: The site is on a previously developed land, thus aligned with the SA soil objective. Considering scale of the proposed development and that the site is next to local woodland that may have some local biodiversity value. A negative effect on biodiversity objective is likely.	
Social impact: Local amenities and services are within walking distances therefore a positive impact on viability and social objectives. The site, although disused, when developed will result in loss of open space but not necessarily in terms of amenity. Future development should consider open space provision. As the site is located in ward noted for crime, development design should contribute to addressing this issue.	
Economic: No predicted effects	

Maple Lodge Close, Maple Cross

This green field site is adjacent to a listed building and has been put forward for residential development with 4 dwellings.

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	Adjacent to site
Landscape classification (AGLV/ AONB)	No designation
Flood Zone-2, 3a or 3b	Zone 2
AQMA	No
Wildlife site	Within walking distance
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	Yes - wildlife site within walking distance
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 on slip road leading to M25
Other social aspects	
Proximity to other built development (crime)	Maple Cross and Mill End Ward- socially deprived areas
Proximity to other built development (crime)	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	May support small residential; put forward for development
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes – the wildlife site is within walking distance
Allotments	Not an allotment
Public open space	Yes- recreation ground adjacent
Contaminated land	None
Topographical constraints	None known
Environmental impacts: Development on a Greenfield site, within a greenbelt is likely to have an impact on the soils, drainage as well as the biodiversity in the area. Considering the scale of the impact, the impact is likely to be less significant. Nevertheless appropriate mitigation measures should be adopted. Although the site is not close to a railway station, the site is accessible by public transport (bus) which is considered a positive on the air and transport SA objective.	
Social impacts: The site is located at the end of a residential development. Access to social, health and education facilities will not be within walking distance which is considered as a constraint. The impact will be varied depending on the occupancy. For example, for young occupants, with play spaces in vicinity, the development may have positive social impacts, whereas for elderly occupants, access to facilities will be difficult.	
Economic impacts: No specific impact	

Ferryhills Close, South Oxhey

Existing use: Greenfield, but within residential development	
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	None within 400m
Landscape classification (AGLV/ AONB)	No designation
Flood Zone-2, 3a or 3b	None
AQMA	No
Wildlife site	Within walking distance
SSSI/SAC/LNR	LNR walking dist; no major environment designation within 1000m radius
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Within 800m, but railway line between
Primary school within 600m	Yes
Secondary school within 2000m	No
Convenience retail-proximity	Within walking distance
Town Centre within 2000m	Local within walking dist
Bus route	Within walking distance
Rail station within 1000m	700 m away
Amenity space-proximity	Community centres; play spaces; civic sq within 700m
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	Rail line within 700m, however underpass connects to Carpenders Park
Proximity to community facilities	Within walking distance
Proximity to health facilities	Town Centre-walking dist
Congestion/ pollution (noise, air) possibility	No congestion
Other social aspects	
Proximity to other built development (crime)	social deprivation ward -Northwick Located in South Oxhey recorded for perceived crime
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Close to library, post office, police station and town centre
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	No
Allotments	Not an allotment
Public open space	Leisure centre & Civic sq within 200m
Contaminated land	None
Topographical constraints	None, but railway line to east of the site-400m
Environmental impact: Greenfield site development is likely to result in loss of top soil and may affect drainage, but considering the scale proposed, the impact will not be very significant. Archaeological impacts are unknown at the stage.	
Social impact: All social, education and health amenities are located within walking distance from the site, making positive contribution against some SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual). Positive contributions to meeting housing targets.	
Economic impact: Although limited, the site will help bring inward investment.	

The Jet Public House, South Oxhey

The development site, a derelict pub, is located in a residential area well connected by road and rail. The site is proposed for a residential development with 10 dwelling units.

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 Hayling, a socially deprived ward
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
Environmental impacts: Positive scores against many environmental SA objectives such as development on PDL. There are no significant impacts on biodiversity. However, development will add to existing water demand, and is encouraged to incorporate water efficiency through adopting Code for Sustainable home standards.	
Social impacts: Well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impacts: No significant effect anticipated except positive contribution through inward investment	

Crescent Club, South Oxhey

Currently used as a social club, this previously developed site has good access to sports facilities and to local convenience shops. The site is put forward for residential development with 5 dwelling units.

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 + 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
Environmental impacts: Development will make use of PDL, in compliance with PPS 3 and promote the soil SA objective. Although accessible to a local wildlife site, future development is unlikely to impact biodiversity in a negative way.	
Social impacts: Any future development will result in loss of the social club, a potential place for social congregation which will result in a mild negative impact against social objectives. However, development at the site scores positive as it supports future affordable housing. Any opportunity for future development to enhance social facilities in the area must be explored. Although marginally away from the walking catchment from education and health facilities, the site will benefit from its proximity to the town centre and will be connected to public transport (bus and rail), a positive for residents to access amenities. Nevertheless it is located within Hayling, a socially deprived ward, also noted for nuisance and crime (perceived). Future development should align their designs by having regard to this issue, as well as try to address the issue.	
Economic impacts: The site, which is considered for affordable housing, will provide social benefits, as well as help achieve inward investment.	

Grove Crescent Car Park, Croxley Green

The current land use of the site is a car park, however this is not frequently used and the area is served by other car parks. Residential development is proposed at the site for 5 dwelling units.

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & Gardens-proximity	None- village green within 200m
Local preservation/ conservation area	Within 200m, but high density flats adjacent to the site
Listed buildings	Within 200m
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	No
AQMA	No
Wildlife site	Within walking distance
SSSI/SAC/LNR	Within 2000m (SSSI); wildlife site 200m away
Ancient woodland	No
Accessibility/ key services	
Employment area within 2000m	Within 1600m
Primary school within 600m	Within walking distance
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	About 1200m
Amenity space-proximity	Greenspaces; sports facilities; recreation ground- all within walking distance, but no community centres in the vicinity
Greenspace- proximity	Within 200m
Major access constraints-severance etc	Greenbelt to the west/north; conservation area to the west; single carriage ways within 1km radius
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; playspace/ greenspace. Loss of car park space- alternative unknown
Land uses	
Greenfield/Brownfield site	PDL
Green Belt	No
Allotments	Not an allotment
Public open space	Yes- close to playing fields
Contaminated land	None recorded, but possible due to previous use
Topographical constraints	None perceived
Environmental impacts: Future development will use the PDL supporting PPS3 and SEA Soil objectives. No significant negative impact on biodiversity, water or other environmental features envisaged.	
Social impacts: The site is well connected to educational, community and health amenities which are all positive features for future developments. The development, however, will result in the loss of the car park space. The impact of this loss is unknown at this stage. Further stages should include this aspect in development analysis.	
Economic impacts: No significant impact	

Yorke Road School, Croxley Green

Land-use at site- disused primary school and office, currently not occupied for any use.

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
Environmental impact: The proximity to sites of nature conservation interest may have an impact on biodiversity and landscape. Considering the scale of the proposed development, this impact may be mitigated. Adequate information and analysis will be required at the detailed design stage. PDL development will have positive impact on soil related SEA objective.	
Social impact: Well connected to social and community facilities as well as play area. The development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Unknown for this scale	

Arnett Close, Rickmansworth

The Greenfield site is located among residential developments, in close proximity to education facilities and the town centre.

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks & 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	LNR and Wildlife sites within 500m, but no major environmental designation sites
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Just over 2000m
Primary school within 600m	Adjacent to site
Secondary school within 2000m	Yes
Convenience retail-proximity	Within 2000m at the Town Centre and local shops within walking distance
Town Centre within 2000m	Yes
Bus route	Within walking distance
Rail station within 1000m	Within 1500m
Amenity space-proximity	Greenspace within walking distance, but no community facilities
Greenspace- proximity	Within 200m
Major access constraints-severance etc	M25 to western side of site, but does not cause severance from major settlements; Rickmansworth TC well connected to the east; railway line north of the site is a constraint
Proximity to community facilities	Church and halls within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Not a congestion hotspot
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 road and rail; schools and greenspaces within walking distance; new site put forward for development
Land uses	
Greenfield/Brownfield site	Greenfield, but within well developed residential area
Green Belt	No
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived
Environmental impacts: The greenfield site development is likely to result in loss of top soil and may affect drainage, but considering the scale proposed, the impact will not be very significant. No significant effect on biodiversity, water, air or other environmental features.	
Social impact: Well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Proximity to employment land may have positive effect on overall economy by bringing inward investment.	

Hill Farm Industrial Estate

The current use of the site is industrial.

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)	No reports of social issues
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
Environmental impact: Part of the site is within the greenbelt. The biodiversity value at the site is unknown. Development will be subject to District Council position on this greenbelt boundary. Considering previous land use, site may be subject to contamination.	
Social impact: Education, social and health amenities close to site i.e. Watford Town Centre. Although the site is located within residential area, the nearness to employment may affect traffic. After office hours this may encourage congregations of nuisance makers. Effect on social aspects unknown at this stage.	
Economic impact: Development is likely to bring positive benefit to the area. Design should consider the location of an employment site and other amenities in the area. Mixed development may be an option to capitalise on the site location.	

Waterdell, Bricket Wood

The site is predominantly on an open greenfield site that is located adjacent to the M1. The site is in close proximity to a SSSI and to education facilities, but there is limited access to other community facilities.

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 800m
SSSI/SAC/LNR	SSSI within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Two within 700m, but severance from M1
Convenience retail-proximity	Not within walking distance
Town Centre within 2000m	Village centre within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace and primary school within walking distance, but community facilities more limited
Greenspace- proximity	Adjacent to greenspace
Major access constraints-severance etc	Adjacent to M1 so severance from Abbots Langley
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	Adjacent to M1, therefore potential congestion and noise issues
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	Mixed use
Land uses	
Greenfield/Brownfield site	Good transport links, however M1 causes severance; no local facilities except school.
Green Belt	Greenfield
Allotments	Yes
Public open space	No
Contaminated land	Close to publicly accessed greenspaces; no civic space
Topographical constraints	Unknown
Environmental impacts: The scale of development proposed is likely to have negative impact on the SSSI located in close proximity to the site. Additionally loss of top soil and effect on existing drains within the site, and other drainage aspects are likely.	
Social impact: Although the M1 may cause severance on west side of the site, community and education facilities are located on to the east. However the nearness to retail and other amenities is difficult. As proposed development is not less significant, convenience to these facilities and the impact of such a development on existing facilities should be assessed, with more information in the future stages. At a strategic level, the impact is likely to be less significant, but negative.	
Economic impact: If viable, positive impact on inward investment	

Love Lane, Mansion Farm

The site is currently used as an equestrian centre; the site is put forward for residential development with 20 units. Well linked to education and health amenities, the site is located within a greenbelt.

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	
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
Environmental impacts: Part of the site is within the greenbelt. The biodiversity value at site is unknown. Development will be subject to District Council position on this greenbelt boundary. Although a PDL, top soil loss is likely considering current use. There may be noise impacts from M25.	
Social impacts: Well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Site adjacent to 65 Toms Lane, Kings Langley

The site is currently used as a fencing yard. This site is put forward for residential development with 20 units. It is located within the greenbelt and has good access to sports facilities.

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
Environmental impact: Part of the site is within the greenbelt, but less biodiversity impact likely due to its current use. The development will be subject to District Council position on this greenbelt boundary. PPS3 and SEA soil objectives will be supported.	
Social impact: Access to education and health facilities are not within walking distance from the site which is not considered desirable. The impact will be exacerbated with limited access to public transport therefore further information on transport and access to community facilities in the catchment will be required.	
Economic impact: Development is likely to bring positive benefit to the area. The design should consider the location of an employment site and other amenities in the area. Mixed development may be an option to capitalise on the site location.	

Police Station, Rickmansworth

Police Station

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
Environmental impact: No perceived impact on biodiversity therefore a positive score goes against the soil objective. Development design should have regard to cultural heritage of the urban grain in the area.	
Social impact: Primary education access will be difficult from the site which is a negative, however access to public transport may mitigate this aspect. Further information on site location, facilities and accessibility of alternate police station and allied functions is unknown at this stage. This information will be important to identify the impact of any future development at this site currently used as a community facility.	
Economic impact: Not known	

Fairways Farm/ Penfold Golf Course

The current land use of this is used as a golf course and agricultural land. The site is within the greenbelt and is put forward for residential development with 300 dwelling units.

Environmental factors	
Effect on important views	None
SAM	None
Historic Parks&Gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	None
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	2
AQMA	AQMA within 700m of site
Wildlife site	Within walking distance
SSSI/SAC/LNR	SSSI within 1000m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within walking distance
Convenience retail-proximity	None
Town Centre within 2000m	Village centre within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Schools within walking distance, but no other community facilities within 1000m
Greenspace- proximity	Greenspace, but not public
Major access constraints-severance	Adjacent to M1 so severance from Bricket Wood to east. Adjacent to A405 so severance to Abbots Langley to west but underpass
Proximity to community facilities	Not within walking distance
Proximity to health facilities	Not within walking distance
Congestion/ pollution (noise, air) possibility	adjacent to M1, possible noise issues and congestion after development
Other social aspects	
Proximity to other built development (crime)	Close to residential development
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well connected, proximity to schools and open spaces; major town centre at Watford to south of the site. Site severed from St Albans and City DC by M1. Put forward for residential development
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Greenspaces, but no public open space
Contaminated land	Unknown
Topographical constraints	None perceived
Environmental impact: Air pollution issues may be exacerbated as the site is close to an AQMA and the scale of the proposed development is substantial to cause traffic issues, if not mitigated. Biodiversity impact is also likely due to the proximity to a SSSI site.	
Social impact: Neighbouring land use is mixed- industrial and residential, but education facilities within walking distance. Other social and community facilities are not within walking distance. Considering scale of development a likely negative effect on social aspects possible.	
Economic impact: Not known	

Killingdown Farm, Croxley Green

Currently used as farmland with agriculture related buildings, part of this site is in a conservation area put forward for residential development with 160 units.

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	Greens pace, 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
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	None perceived
Environmental impacts: As the site is within a greenbelt, areas of biodiversity value are likely. Further development with 160 dwellings may exacerbate local congestion and air pollution if no appropriate mitigation measure is undertaken. Additionally the impact of a development of the proposed scale on other buildings in the conservation area will depend on the design. Although mitigation is likely, all the above aspects will tend to have some negative effect on the environmental aspects around the site.	
Social impact: Accessibility to community, health and education facilities is good; however the impact of a development at the proposed level on existing amenities is unknown. The site currently suffers from lack of convenience retail and services which should be considered, if site is developed.	
Economic impact: If viable, development at this scale will fetch inward investment to the district, a positive economic impact.	

Delta Gain, Carpenders Park

The site is currently vacant scrub land and used as a car park. It has been put forward for residential development with 35 units.

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
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
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	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
Proximity to other built development (crime)	Within residential area, employment to south of the site
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- viable residential development. Put forward
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
Environmental impact: There are positive impacts on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the local nature conservation interest site, however no significant negative effect perceived. An assessment at the local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: The site is well connected to social and community facilities as well as play area. Development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Langleybury House/ School

The site is currently a house and disused school

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 includes listed building on buildings at risk register, proposed to be converted as part of proposals
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 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
Environmental impact: As the site is within a greenbelt, areas of biodiversity value are likely. The impact of development at the proposed scale on listed buildings will depend on the design, therefore the effect is unknown.	
Social impact: Limited community, health, convenience retail facilities. Further development on the site of the proposed scale cannot be supported with existing facilities. On the other hand, the pressure on existing amenities from the proposed units will be significant; therefore a negative effect is assessed assuming existing amenities will prevail. The site will nevertheless have good access to greenspaces.	
Economic impact: Not known	

South Oxhey Town Centre

The mixed land use site currently includes offices, halls, police station, shops and General Practice surgery. The whole site is likely to house 200 dwelling units, although specific areas for development will be defined at a later stage.

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 Carpenders 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
Environmental impact: The future development should not interfere with biodiversity on the LNR within close proximity to the site. Development on PDL brings a positive score against the soil SEA objective. The scale of proposed development will add to the existing water demand. Unless this is addressed with water saving designs, it will have a negative effect on the water SEA objective.	
Social impact: Redevelopment may be an opportunity to include adequate community amenities and manipulate the design to address nuisance and crime in the South Oxhey ward. Conversely, redevelopment may result in loss of some existing community amenities, therefore further detailed information will be required to determine effect on social aspects.	
Economic impact: If viable, proposal will add to the inward investment in the district	

Leavesden Aerodrome

The site currently consists of open space and a car park which is adjacent to film studios. This development has been proposed to house 400 dwellings.

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	No reports of social issues
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	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
Environmental impacts: Although the site is located within a greenbelt, the site is on PDL. The flora and fauna biodiversity value may be limited or not likely as the land was previously developed. It is evident that any development must be subject to the District Council view on expansion into a greenbelt. Neither air pollution or water demand are significant issues with a current baseline. Given the scale of the proposed development there will be a greater increase on the pressure of both water resources and traffic related congestion. These are more than likely to be significant issues unless mitigated accordingly.. Although development on the PDL is encouraged, there is a high risk that soil contamination is common considering land use history of the site.	
Social impact: Limited easy access to education, health and other community facilities will have significant negative impact on the proposed development without mitigation. The scale of proposed development will exacerbate this issue unless appropriate facilities are not supported by the	

development.

Economic impact: The proposed development is likely to increase inward investment, provided that residential development is viable in this area. Considering the surrounding land use and lack of essential community and social amenities in the walking catchment of the site, it is proposed that a mixed use may be considered for the site.

Royal British Legion, Sarratt

The current site is of residence to a hall. The site is located within a predominantly residential development in proximity to education facilities and greenspaces.

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
Environmental impact:	Although the site is within a greenbelt, the site is on PDL. The flora and fauna of biodiversity value may be limited or not likely. Any development must be subjected to the District Council views on the expansion into a greenbelt. Positive scores against the soil objectives as site is on PDL.
Social impact:	No significant impact. Future development may add pressure on existing amenities; however the impact is likely to be less.
Economic impact:	Not known

Branksome Lodge, Loudwater Lane, Loudwater

The greenfield site is located adjacent to a conservation area and it has been proposed to house 10 residential units.

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
Environmental impact: The site is located within a greenbelt and greenfield land, therefore negative impacts on biodiversity are probable if flora and fauna in the area are regarded as having a high value. It is likely that increases in car dependency would increase vehicular emissions, which does not align with SEA air and climate change objectives.	
Social impact: Education, health, convenience retail or public transport facilities and services are not within a walking catchment, therefore would increase the dependency on the car and could potentially be an inconvenience to residents.	
Economic impact: Not known	

South Tolpits Lane

The greenfield site is located on a flood zone. Part of the site is designate as a local wildlife site. It has been put forward for residential development with 50 units.

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
Environmental impact: A negative effect is likely for features such as flooding; biodiversity in greenfield and the greenbelt area; loss of top soil and related drainage issues for the proposed development. The absence of public transport will increase car dependency, adding to the existing traffic, thus air quality and emissions would become an issue.	
Social impact: Limited community and health facilities may affect the 50 additional dwelling units. Adjacent land use i.e., industrial may affect the urban fabric of the area, and the employment sites may be dead spaces offering places of congregation of anti-social people in this ward already noted for social deprivation and nuisance.	
Economic impact: If viable, positive economic impact	

Depot, Stockers Farm Road

The site is currently the residence of a water storage depot and hardstanding.

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	None
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
Environmental impact: Part of the site is within greenbelt and greenfield land, therefore would potential create negative impacts on biodiversity, if the flora and fauna in the area are considered as value. There is a likely Increase in car dependency and vehicular emissions. This does not correlate with SEA air and climate change objectives. It is evident that current or past use may have lead to soil contamination.	
Social impact: Limited community and health facilities may affect 60 additional dwelling units. Such an arrangement will increase car dependency, thus making a negative impact on social and environmental aspects.	
Economic impact: Not known	

Garages RO Drillyard, West Way

Site currently used as garages is put forward for developing 3 dwelling units.

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	No reports of social issues
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
Environmental impact: Sites of local nature interest are in close proximity to the proposed development site. However, the impact on biodiversity of a small scale development is likely to be very limited therefore appropriate mitigation measures must be adopted.	
Social impact: The site is well connected to social and community facilities, in addition to a play area. Developments at the site are likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: No known impact	

Gas Works, Salters Close, Rickmansworth

The site is currently used as a gas works and has been put forward for residential development for 20 units.

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
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
Environmental impact: The site is close to a SSSI therefore biodiversity impacts are likely, if not mitigated. PDL redevelopment will support the soil SEA objective, however soil contamination is likely due to past use. Majority of site in flood zone 3b, depending on Level 2 SFRA results, the site may or may not be viable for residential use.	
Social impact: Existing amenities are likely to support proposed development. Access to health facilities should be strengthened.	
Economic impact: Not known	

Depot, Harfield Road

The site is currently used as a waste depot and has been put forward for 25 residential development units.

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
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
Environmental impact: Soil objectives have been upheld as the proposed development will be on PDL. Some impacts on the local wildlife site are likely, but the biodiversity value of the site is currently unknown at this stage.	
Social impact: No significant negative or positive effect, improvement to bus links recommended.	
Economic impact: Not known	

Royal British Legion, Ebury Road, Rickmansworth

Currently used as a hall for social and community assembly purposes, put forward for residential development with 5 units.

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	
Proximity to other built development (crime)	No reports of social issues
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
Environmental impact: There are positive impacts on soil objectives and no air or water issues envisaged. The site is within walking distance of site of local nature conservation interest, however no significant negative effects were perceived. An assessment at local site level, regarding the impacts on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: Loss of community facility, alternate arrangement unknown	
Economic impact: Not known	

Long Island Exchange, Rickmansworth

The site is currently used as a hotel and bar but it may close in the future. It has been put forward for 50 residential development units.

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	
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 sub-way)
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
Environmental impact: The biodiversity value of LNR is unknown. Given the scale of development i.e., 50 units, it is likely to have an impact on views, character of the area as well as biodiversity. If mitigated well, and designed in order to accommodate existing environmental and cultural heritage features, it would have a positive effect, if not then a negative effect likely.	
Social impact: Well connected to social and community facilities as well as play area. Development at the site is likely to have a positive impact on social SA objectives. Development at the site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Bridge Motors, Church Street, Rickmansworth

The site is currently used for car sales and a petrol station. It has been put forward for 20 residential development units.

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	Within flood zone
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	
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
Environmental impact: Soil objectives have been upheld as the development will be on PDL. Some impact on local wildlife site is likely, however the biodiversity value of the site unknown at this stage. It is possible of soil and site contamination as a result of petrol station use.	
Social impact: The site is well connected to social and community facilities as well as play area,. Development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual). Development will support affordable housing.	
Economic impact: not known	

Langwood House, High Street, Rickmansworth

The site is currently used as offices, and has been put forward for 10 residential development units.

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
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	No reports of social issues
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
Environmental impacts: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the local nature conservation interest site, however no significant negative effects have been perceived. An assessment at the local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: The site is well connected to social and community facilities as well as having a play area. Development at the site is likely to have a positive impact on social SA objectives. Development at the site should consider Secure by Design standards to address crime (perceived and actual). Development will support affordable housing.	
Economic impact: No impact	

Rear of the Queens Drive, Mill End

The greenfield is site located adjacent to residential development, 25 dwellings are proposed at site.

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 noise 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
Environmental impact: Loss of top soil and drainage issues likely to occur. Development will add to the water demand in the area, which are both mild negative issues.	
Social impact: Access to primary education is good; however other amenities and community facilities are away. No proximity to bus routes which will add to an increase in car dependency which will have a negative impact on social and environment features.	
Economic impact: Not known	

Happy Man Public House, Mill End

The site is a derelict Public house. It has been put forward for 10 residential development units.

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Conservation area within 700m, dense development between
Listed buildings	Within 400m, 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	LNR within 900m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 1900m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Not within 2000m
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, primary school, some community facilities within walking distance
Greenspace- proximity	Within walking distance
Major access constraints-severance etc	None
Proximity to community facilities	Greenspace, schools and local shopping within walking distance
Proximity to health facilities	Within walking distance
Congestion/ pollution (noise, air) possibility	No congestion/ noise issues
Other social aspects	Site in social deprivation area i.e., Penn ward
Proximity to other built development (crime)	Residential and retail
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good public transport and access; linked to community facilities 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	Unknown
Topographical constraints	None perceived
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the local nature conservation interest site, however no significant negative effects have been perceived. An assessment at local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: The site is well connected to social and community facilities as well as play area. Development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: not known	

Croxley Green Station

The site is currently a disused station, and has been put forward for 35 residential development units.

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	Within flood zone
AQMA	None
Wildlife site	Within walking distance
SSSI/SAC/LNR	SSSI and LNR within 900m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 400m
Primary school within 600m	Not within walking distance
Secondary school within 2000m	Within 1100m
Convenience retail-proximity	Local shops within walking distance
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
Greenspace- proximity	Adjacent
Major access constraints-severance etc	None
Proximity to community facilities	Greenspace, schools and local shopping 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
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Well connected to road, good bus service; retail and amenities, but no primary schools. Site severed on east by the grand union canal, and on the north by a412
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
Environmental impact: The site is at risk of flooding. It is located within a greenbelt and depending on how effective the mitigation measures are, environmental features may be positive or negative. PDL redevelopment scores positive against soil objectives as soil contamination should be mitigated.	
Social impact: The site is well connected to social and community facilities as well as play area, excluding primary school facilities. With additional 35 dwellings in the area, this requirement may gain importance. Absence of such an important facility in close proximity will increase car dependency which is perceived as a negative on environmental and social objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

33 Baldwins Lane, Croxley Green

The site is currently used as a site for car sales.

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	
Proximity to other built development (crime)	No reports of social issues
	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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of SSSI, however the effect of future development in the vicinity is unknown.	
Social impact: Well connected to social and community facilities as well as play area. Development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

189-191 Watford Road, Croxley Green

The site is currently a disused car sales space and has been put forward for 7 residential development units.

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	SSSI and LNR within 600m
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Within 600m
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 600m
Amenity space-proximity	Greenspace, primary school, church and halls within walking distance, limited other community facilities
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	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	
Proximity to other built development (crime)	Residential
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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. An assessment at local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: Well connected to social and community facilities as well as play area,, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

253 Watford Road, Croxley Green

The site is currently being used as site for car sales and has been put forward for 25 residential development units.

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, primary school, church and halls 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	
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
Environmental impact: The site scores well against soil objective (PDL), however there are impacts on biodiversity, water and air quality likely as the site is close to a SSSI and a congestion hotspot. Appropriate mitigation measures should be implemented. The site design should respect local character, as listed buildings in vicinity.	
Social impact: Basic amenities and sports facilities are in walking catchment; however other community facilities are away; as capacity of existing facilities unknown, impact of proposed development on social objectives unknown.	
Economic impact: If viable, inward investment positive	

50-52 New Road, Croxley Green

The site is currently being used as a garage. The site has been proposed to develop 10 residential units.

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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the local nature conservation interest site, however no significant negative effect perceived. An assessment at the local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process. Site design should respect local character, as listed buildings in vicinity.	
Social impact: Well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

The Fairway, Oxhey Hall

The site is currently a being used as a residential home, and is proposed for 25 residential units.

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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. T site is within walking distance of the site of local nature conservation interest, however no significant negative effect perceived. An assessment at t local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: Greenspace and sports facilities are in walking catchment, however other community facilities are away; as capacity of existing facilities unknown, impact of proposed development on social objectives unknown. Loss of facility will have an impact on existing residents within the site. Appropriate replacement is recommended as mitigation.	
Economic impact: Not known	

Land at Heysham Drive

The greenfield site is currently being used as grazing land has been put forward for 50 residential development units. .

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 zone
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
Environmental impact: The site is adjacent to a LNR, and within a historic conservation area. The development of the proposed scale is likely to have a minimum of a mild negative impact.	
Social impact: Loss of amenity (play space) is considered a negative. An appropriate replacement will be a mitigation measure. Site likely to have positive impact on affordable housing.	
Economic impact: If viable, positive for inward investment	

Grapevine PH, South Oxhey

The site is currently being used as a pub and has been put forward for 20 residential development units.

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	Site in a social deprivation ward (in Ashridge)
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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the site of local nature conservation interest, however no significant negative effect perceived. An assessment at local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process	
Social impact: Well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

West of 10 Toms Lane, Kings Langley

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 200m 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	
Proximity to other built development (crime)	No reports of social issues
	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	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Unknown
Topographical constraints	none perceived
Environmental impact: The site is within greenbelt and greenfield land, therefore negative biodiversity impacts are possible, if flora and fauna of high value are in the area. The value is unknown at this stage. Future design should have regard to the listed building in the vicinity.	
Social impact: Access to amenities is mixed i.e., health and transport links are within walking catchment, but education and retail facilities are further away. Depending on support for education and retail facilities, the proposed development may have a positive or negative effect on social objectives.	
Economic impact: Not known	

Three Acres, Toms Lane

Part of the site currently supports industrial units and part of the site is open land. This has been put forward for 20 residential development units.

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	
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
Environmental impact: Although the site is within a greenbelt, the site is on PDL. Its flora and fauna of biodiversity value may be limited or not likely. However, any development must be subjected to the District Council view on expansion into a greenbelt. Positive score against soil objectives as site is a PDL.	
Social impact: Access to amenities is mixed i.e., health and transport links are within the walking catchment, but education and retail facility further away. Depending on support for education and retail facilities, the proposed development may have a positive or negative effect on social objectives.	
Economic impact: Not known	

Bluebell Drive, Bedmond

The greenfield site has been put forward for 25 residential development units.

Environmental factors	
Effect on important views	Views over green belt agricultural land
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	None
Listed buildings	Within 300m but dense development between
Landscape classification (AGLV/ AONB)	None
Flood Zone-2, 3a or 3b	None
AQMA	None
Wildlife site	Part of site is wildlife site
SSSI/SAC/LNR	None
Ancient woodland	None
Accessibility/ key services	
Employment area within 2000m	Not within 2000m
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	Village centre within 2000m
Bus route	Within walking distance
Rail station within 1000m	Not within 1000m
Amenity space-proximity	Greenspace, children's play, community 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	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	Some local facilities (school and shopping within walking distance), and good bus access. Northern part of site put forward for development
Land uses	
Greenfield/Brownfield site	Greenfield
Green Belt	Yes
Allotments	No
Public open space	Close to publicly accessed greenspaces; no civic space
Contaminated land	Part of site previous dump site
Topographical constraints	None perceived
Environmental impact: Site within greenbelt and Greenfield land, therefore negative biodiversity impact possible, if flora and fauna of value in the area. Additionally part of the site is within wildlife site. The value is unknown at this stage. Future design should have regard to the listed building in the vicinity. Site development may affect views over greenbelt agricultural land.	
Social impact: The site is well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Furtherfield Depot, Abbots Langley

The site is currently a depot site and has been put forward for 15 residential development units.

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	
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
Environmental impacts: Although within a greenbelt as the site is on PDL, flora and fauna of biodiversity value may be limited or not likely. However, any development must be subjected to the District Council view on expansion into a greenbelt. Positive score against soil objectives as site is a PDL. Soil contamination likely which should be addressed.	
Social impact: The site is well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Leavesden Pumping Station, East Lane, Abbots Langley

The site is currently a former hospital gas works which has been put forward for 15 residential development units.

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)	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
Environmental impact: Although the site is within a greenbelt, the site is located on PDL, flora and fauna of biodiversity value may be limited or not likely. However, any development must be subjected to the District Council view on expansion into a greenbelt. Positive score against soil objectives as site is a PDL. Soil contamination likely which should be addressed.	
Social impact: Accessibility to services such as education, retail, health and public transport are not available within the walking catchment thus negative against the accessibility objective. Upon implication it increases car dependency thus reducing air quality and increasing emissions. Possible contamination as a result of previous use of site as gas works	
Economic impact: not known	

Breakspeare PH, School Mead, Abbots Langley

The site is currently operating as a pub and has been put forward for 20 residential development units.

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 700m but dense development between
Listed buildings	Within 400m 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 1500m
Primary school within 600m	Within walking distance
Secondary school within 2000m	Within 1500m
Convenience retail-proximity	Local shops adjacent
Town Centre within 2000m	Village centre within 1000m
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	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 and some local retail adjacent
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to local facilities and bus service, well connected to road network
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
Environmental impact: Positive impacts on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the site of local nature conservation interest, however no significant negative effect perceived. An assessment at the local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process.	
Social impact: The site is well connected to social and community facilities as well as play area except health facilities, development at the site is likely to have a positive impact on social SA objectives. Public transport must be strengthened and efforts to improve health facilities should be made. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: Not known	

Gade View Gardens, Abbots Langley

Flats and houses (currently unoccupied), redevelopment of the site will provide 34 units (a net gain of 10).

Environmental factors	
Effect on important views	None
SAM	None
Historic parks and gardens-proximity	None
Local preservation/ conservation area	Within 600m but dense development between
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 1000m
Primary school within 600m	Not within 600m
Secondary school within 2000m	Not within 2000m
Convenience retail-proximity	Local shops within walking distance
Town Centre within 2000m	Village centre within 1500m
Bus route	Within walking distance
Rail station within 1000m	Within 1000m
Amenity space-proximity	Greenspace, 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	Not within walking distance
Congestion/ pollution (noise, air) possibility	No congestion. Railway within 200m may mean noise and vibration an issue
Other social aspects	
Proximity to other built development (crime)	Residential
Economic aspects	
Viability- proximity to transport links; proximity to facilities and community amenities	Good access to facilities, and site now has planning permission for all affordable housing
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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the site of local nature conservation interest, however no significant negative effect perceived. An assessment at local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process. Noise and vibration may be an issue due to proximity to rail line, but this should be mitigated by planning regulations.	
Social impact: The site is well connected to public transport and other amenities such as education, retail, except health. Scores very well as site supports large affordable housing.	
Economic impact: Not known	

Former Kings Head Public House, High Street, Abbots Langley

The site previously consisted of a pub but now is a now restaurant.

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	
Proximity to other built development (crime)	No reports of social issues
	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
Environmental impact: Positive impact on soil objectives. No air or water issues have been envisaged. The site is within walking distance of the site of local nature conservation interest, however no significant negative effect perceived. An assessment at the local site level regarding impact on biodiversity and ecology should be undertaken as part of the development process	
Social impact: : The site is well connected to social and community facilities as well as play area, development at the site is likely to have a positive impact on social SA objectives. Development at site should consider Secure by Design standards to address crime (perceived and actual).	
Economic impact: not known	

East Kings Langley

The collection of sites which comprise of employment uses have been put forward for 180 residential development units along with some river corridor improvements.

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	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	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)	No reports of social issues
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
Topographical constraints	None perceived
Environmental impact: No significant effects on biodiversity have been envisaged. Development of this scale, in the absence of good public transport links and service will increase car dependency exacerbating air quality issues in the current AQMA area. Appropriate mitigation measures are recommended. Increased water demand will add pressure to the water resources that must be addressed.	
Social impact: Positive impact in terms of opportunities for affordable housing, however limited public transport links and education facilities limit the positive contribution. A development at the proposed scale could contribute to strengthen these areas.	
Economic impact: loss of industrial spaces, thus loss of jobs likely. Conversely the scale of development proposed is likely to attract inward investment for the district. Therefore economic impact is mixed.	

Little Furze, South Oxhey

The site is currently a disused primary school. It is proposed for 100 residential units (as an extra care housing scheme).

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	Site in social deprivation ward Northwick
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
Environmental impact: Considering the scale of the proposal, it is predicted to have a negative effect on biodiversity on the LNR and greenbelt areas.. Nevertheless, the site scores well for soil objectives. Pressures on water and landscape views are possible, all having a negative effect against many environmental objectives.	
Social impact: The site will accommodate extra care housing which is positive for social contribution. It scores well for access to key amenities and services.	
Economic impact: If viable, increased investment for the district.	