



## 1 This volume

1.1.1 This document represents Volume 3b of the South West Hertfordshire Strategic Housing Land Availability Assessment, containing the schedule of all sites identified in Three Rivers District Council's area through the study process. The document is presented on a ward basis, presenting both urban and greenfield sites.

1.1.2 For each ward, there are four schedules, presenting the progress from site identification through to the final capacity estimates:

1. Suitability Test: this is the long list of all sites
2. Estimating the Potential: the suitable sites go forward to an estimate of capacity
3. Availability and Achievability: Atis add comments on the availability and achievability of the suitable sites, with a recommendation of phasing period
4. Deliverability: Final assessment, bringing together capacity estimates, phasing and availability of all suitable and achievable sites.

1.1.3 The site schedules are ordered alphabetically by ward code thus<sup>1</sup>:

AB Abbots Langley  
AS Ashridge  
BP Bedmond and Primrose Hill  
CE Chorleywood East  
CP Carpenders Park  
CW Chorleywood West  
CG Croxley Green  
CGN Croxley Green North  
CGS Croxley Green South  
E Eastbury  
LB Langleybury  
LV Leavesden  
MC Maple Cross  
NW Northwick  
OH Oxhey Hall  
P Penn  
R Rickmansworth  
RW Rickmansworth West  
SA Sarratt

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<sup>1</sup> Hayling ward contained no accepted or rejected sites and therefore does not appear in the Volume 3b Site Schedules.

- 1.1.4 Readers who wish to cross-reference the sites in Volume 3b with the mapping for Three Rivers in Volume 4b should note that only those sites that were accepted are plotted on the maps. Rejected sites do not appear.
- 1.1.5 Finally, in some cases, midpoint capacity totals sometimes differ slightly from sheet to sheet, even when adding identical lists of site capacities. This is due to rounding of midpoint figures; however, whenever the results of the site schedules are quoted elsewhere in the report by ward, the total being quoted will always be that on the Deliverability sheet in the site schedules.

**Disclaimer**

- 1.1.6 The site assessments and comments made in the 'availability and achievability' sections of each settlement schedule relate only to conditions visible on site at the ground survey in summer 2008 to the best of the surveyor's knowledge at the time; and, where available and relevant, to information from landowners/agents. Commentary that a particular site shows no evidence of developer activity relates to the physical evidence on site that could be viewed, and relies upon information received from landowners/agents relating to sites.

Abbots Langley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
AB1	Popes Road	Warehouse/storage (derelict)	2 storey converted warehouse, space at rear - derelict & overgrown.		R			Complete	AB1			
AB2	Breakspeare Road	Service Station, mechanics/garage	Well used business premises with parking to front and rear	0.132	A			Link to above site	AB2		U	N
AB3	Gallows Hill Lane	Garage court and pub	In use		R			In conservation area, well kept & used	AB3			
AB4	Trowley Rise	Back gardens	To rear of 3 properties, public footpath along 1 side, electricity sub station at rear. Gardens on either side well kept in use		R			No access	AB4			
AB5	Marlin Square	Builders yard	Active private business, good condition surrounded by housing.	0.063	A			May relocate over time	AB5		U	N
AB6	Kitters Green	Pub car park, Open space	In use, fairly well kept as storage, servicing for pub. In conservation area.		R			In use and unsuitable setting	AB6			
AB7	Kitters Green	Open space			R			Amenity space	AB7			
AB8	High Street	Allotment gardens, open space	All plots well used, in active community use for resident parking		R			In active use	AB8			
AB9	Abbots Road	Car park (150-200 spaces)	Pay and display, reasonably well used. In conservation area.		R			required as car parking	AB9			
AB10	Abbots Road	Garage Courts & Car parking	Small number, well used, average condition. Some overgrown land at rear of garages.	0.045	A			Subject to informal discussions	AB10		U	N
AB11	Abbots Road	Car parking	Servicing for Barclays Bank and Dentist		R			Required for servicing	AB11			
AB12	St Lawrence Close	Large Garden	Mature and well kept large garden		R			Retain existing residential	AB12			
AB13	St Lawrence Close	Woodland	Densely wooded space adjacent to main road		R			Retain woodland	AB13			
AB14	Backs onto St Lawrence Close	Garden of vicarage	Large, well maintained church grounds and vicarage garden with adjacent community hall (CAB) and car park		R			Retain existing residential	AB14			
AB15	St Lawrence Close	Rear gardens	Well kept managed rear gardens including mature trees to rear of bungalow		R			TPO's & access	AB15			
AB16	Abbots Road	Rear garden and 2 garages	Large, well used and kept garden		R			Retain existing residential	AB16			
AB17	St Lawrence Close	Cemetery	Densely wooded area (cemetery),		R			Cemetery	AB17			
AB18	Parsonage Close	Garage courts			R			In active use as resident parking	AB18			
AB19	High Street	School playing field & woodland	Densely overgrown wooded area to side of playing field. In conservation area.		R			School playing field	AB19			
AB20	High Street	Private elderly peoples home	New well managed, well kept gardens		R			TPO's and too prominent for development	AB20			
AB21	Kings Head	Pub and garden		0.128	A			Informal discussions have been held	AB21		U	N
AB22	High Street	Car Park			R			Built out already. Combine as single site with AB23	AB22			
AB23	High Street	Back lands	No access or view.	0.069	A			Subject to planning application for 1 unit	AB23		U	N
AB24	The Crescent	Garage courts and parking	Residential		R			Well used, fairly well kept. Large newish flatted development, 2 metre trees.	AB24			
AB25	Breakspear Court	Car park (20+ spaces)	Adjacent to disused college		R			Already under construction for residential use. 13 units planned	AB25			
AB26	Tibbs Hill Road	Garage courts 20+	Well kept/ well used		R			In active use as resident parking	AB26			

Abbots Langley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
AB27	Tibbs Hill Road	Garage courts (b) and Parking	Average condition, some in use. Also windows in side of property.		R			In active use as resident parking	AB27			
AB28	Creasy Close	Garage Court & allotments to rear of garages	New garages, well used. Large allotments to rear which only have access through garage court.		R			In active community use	AB28			
AB29	Trowley Rise	AL mens club	Single storey well kept building with pitched roof. Parking to front and rear	0.133	A			In longer term, acceptable in principle but currently in active use	AB29	erection of 2 dwellings but for a site of 0.106h	U	N
AB30	Summerhouse Way	Garage courts, allotments & open space	Some garages knocked down & sealed. Allotments well used Public footpath adjacent to site.		R			Allotments well used. Garage area contained by size	AB30			
AB31	Jacketts Field	Garage court and parking (10)	Well used, average condition		R			In active use as resident parking	AB31			
AB32	Off Tibbs Hill Road	Builders yard	In use. Site includes some temporary car parking. Mature trees at rear of site and wasteland.	0.175	A				AB32		U	N
AB33	Jacketts Field	Garage court and large parking area (10)	Fairly well used, and kept.		R			In active use as resident parking	AB33			
AB34	High Street, The Crescent	Service area and garages	Providing access and storage to shops.		R			Supporting viable businesses	AB34			
AB35	Love Lane	Covered reservoir/ garden		1.31	A	Greenbelt		Site is in operational use as a watertable. Developer submission claims site area to be 5.275, whereas GIS shows area to be smaller, as shown.	AB35		G	N
AB36	Site off Abbots Road (end of Little How Croft)	Open land		2.689	A	Greenbelt			AB36		G	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
AB1																	
AB2								No designation.									
AB3																	
AB4																	
AB5															✓		Public right of way runs along edge of site.
AB6																	
AB7																	
AB8																	
AB9																	
AB10										✓							In Conservation Area. In archeological site.
AB11																	
AB12																	
AB13																	
AB14																	
AB15																	
AB16																	
AB17																	
AB18																	
AB19																	
AB20																	
AB21										✓							In conservation area. In archeological site.
AB22																	
AB23										✓							Site is next to archeological site.
AB24																	
AB25																	
AB26																	
AB27																	
AB28																	
AB29																	

Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
AB30																		
AB31																		
AB32															✓		Access to site difficult. Public right of way runs along edge of site. Mature trees at rear of site and wasteland.	
AB33																		
AB34																		
AB35	✓	✓						In Green Belt. In Bedmond Plateau Character Area.							✓		Public right of way runs along edge of the site.	
AB36	✓							In Green Belt.										

Abbots Langley Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
AB1	Popes Road							AB1
AB2	Breakspeare Road	0.132	3	5	9	7		AB2
AB3	Gallows Hill Lane	0						AB3
AB4	Trowley Rise	0						AB4
AB5	Marlin Square	0.063	3	3	4	3		AB5
AB6	Kitters Green	0						AB6
AB7	Kitters Green	0						AB7
AB8	High Street	0						AB8
AB9	Abbots Road	0						AB9
AB10	Abbots Road	0.045	8	1	2	2		AB10
AB11	Abbots Road	0						AB11
AB12	St Lawrence Close	0						AB12
AB13	St Lawrence Close	0						AB13
AB14	Backs onto St Lawrence Close	0						AB14
AB15	St Lawrence Close	0						AB15
AB16	Abbots Road	0						AB16
AB17	St Lawrence Close	0						AB17
AB18	Parsonage Close	0						AB18
AB19	High Street	0						AB19
AB20	High Street	0						AB20
AB21	Kings Head	0.128	9	5	12	9		AB21
AB22	High Street	0						AB22
AB23	High Street	0.069	N/A	1	1	1	Site has planning permission	AB23
AB24	The Crescent	0						AB24
AB25	Breakspear Court	0						AB25
AB26	Tibbs Hill Road	0						AB26
AB27	Tibbs Hill Road	0						AB27
AB28	Creasy Close	0						AB28
AB29	Trowley Rise	0.133	3	5	9	7		AB29
AB30	Summerhouse Way	0						AB30
AB31	Jacketts Field	0						AB31
AB32	Off Tibbs Hill Road	0.175	8	6	9	7		AB32
AB33	Jacketts Field	0						AB33
AB34	High Street, The Crescent	0						AB34
AB35	Love Lane	1.31	8	42	66	54		AB35
AB36	Site off Abbots Road (end of Little How Croft)	2.689	3	110	186	148		AB36



Sites	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15-20 years)	
AB1								
AB2				M-H	M-H	M	No phasing period	The site appears to be currently operational as a accident repair centre and MOT garage.
AB3								
AB4								
AB5				M-H	M-H	L	No phasing period	The site is currently in operational use as workshops/light industrial use. The site is constrained on all sides by existing residential property and there are likely to be planning issues with overlooking and development density. Potential rights of light issues also. The site is small and unlikely to prove attractive to a local developer. Potential ground contamination issues with existing workshop uses. Developers likely to favour more accessible, larger nearby vacant sites. Potential loss of employment issues and land assembly issues, given multiple-ownerships.
AB6								
AB7								
AB8								
AB9								
AB10				L-M	M	M	No phasing	The site is the back-gardens of existing occupied residential properties. Slightly small and may be compromised by potential overlooking issues from surrounding residential properties. Access to the site is limited given its position to the rear of existing residential properties and it backing onto a currently used car park. The site is unlikely to come forward for development in the near future given existing planning constraints and the availability of more viable sites in the vicinity.
AB11								
AB12								
AB13								
AB14								
AB15								

Abbots Langley Ward

AB16								
AB17								
AB18								
AB19								
AB20								
AB21				M	M	M-H	6-10 years	The site currently has a pub building upon it. Very good access to the high street. In active use.
AB22								
AB23				M-L	L	M	0-5 years	The site is a back-land segment to the rear of several semi-detached residential dwellings. Access is non-existent but there is intention to develop.
AB24								
AB25								
AB26								
AB27								
AB28								
AB29				M	M	M	6-10 years	The site is currently Abbots Langley Working Men's Club. Still operational. The site has reasonable access and could accommodate 5 or 6 residential dwellings. The surrounding area is low density, detached and semi-detached housing. Medium costs associated with demolition of existing use and potential re-provision elsewhere. Potential overlooking issues from surrounding residential development. The site is unlikely to come forward for development in the near future given current use as a working men's club. Likely to be attractive to a local developer.
AB30								
AB31								
AB32				M	M	M	No phasing period	The site is currently several brick built buildings behind the existing residential buildings fronting onto the main street. The site is in use as a car storage facility and is overlooked by a residential development. It is unlikely to come forward for development in the near future given its current use and there may be some assembly issues associated with multiple-ownerships. Access to the site is poor, down a single carriageway from the main road and is very close to a major junction. Were the site to come forward for development, it would probably be most suitable for a local developer and the site will need careful consideration as to the layout of new properties.
AB33								
AB34								

Abbots Langley Ward

AB35				M	L	M	11-15 years	This site is an existing water storage table and surrounding fields. The site has the ability to accommodate a large residential scheme at medium densities. The site lies on the edge of an existing built-up settlement. The surrounding property is predominantly semi-detached housing. Relatively low costs of development.
AB36				M-H	L	M	6-10 years	The site is open greenfield land on the edge of a built-up settlement. Large site, so could accommodate a sizable number of dwellings.

Abbots Langley Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
AB1	Popes Road																AB1
AB2	Breakspeare Road	0.132	3	U	N									5	9		AB2
AB3	Gallows Hill Lane	0															AB3
AB4	Trowley Rise	0															AB4
AB5	Marlin Square	0.063	3	U	N									3	4		AB5
AB6	Kitters Green	0															AB6
AB7	Kitters Green	0															AB7
AB8	High Street	0															AB8
AB9	Abbots Road	0															AB9
AB10	Abbots Road	0.045	8	U	N									1	2		AB10
AB11	Abbots Road	0															AB11
AB12	St Lawrence Close	0															AB12
AB13	St Lawrence Close	0															AB13
AB14	Backs onto St Lawrence Close	0															AB14
AB15	St Lawrence Close	0															AB15
AB16	Abbots Road	0															AB16
AB17	St Lawrence Close	0															AB17
AB18	Parsonage Close	0															AB18
AB19	High Street	0															AB19
AB20	High Street	0															AB20
AB21	Kings Head	0.128	9	U	N			5	12								AB21
AB22	High Street	0															AB22
AB23	High Street	0.069	N/A	U	N	1	1									Site has planning permission	AB23
AB24	The Crescent	0															AB24
AB25	Breakspear Court	0															AB25
AB26	Tibbs Hill Road	0															AB26
AB27	Tibbs Hill Road	0															AB27
AB28	Creasy Close	0															AB28
AB29	Trowley Rise	0.133	3	U	N			5	9								AB29
AB30	Summerhouse Way	0															AB30
AB31	Jacketts Field	0															AB31
AB32	Off Tibbs Hill Road	0.175	8	U	N									6	9		AB32
AB33	Jacketts Field	0															AB33
AB34	High Street, The Crescent	0															AB34
AB35	Love Lane	1.31	8	G	N					42	66						AB35
AB36	Site off Abbots Road (end of Little How Croft)	2.689	3	G	N			110	186								AB36
					Total Urban	1	1	10	21	0	0	0	0	15	24		
					Total Greenfield	0	0	110	186	42	66	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	1	1	121	207	42	66	0	0	15	24		

## Ashridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	G / U	>5ha?
						Policy constraints	Physical constraints				
AS1	Bromborough Green/ Ashridge drive	Green space and car parking			R			Retain amenity space	AS1		
AS2	Prestwick Road	Green verge	Green verge to side of residences		R			Incompatible with existing building line	AS2		
AS3	Bognor Gardens/ Bowring Green	Car parking	In front of residences		R			access issues	AS3		
AS4	Bowring Green	Garage court	In good condition, large site		R			In active use for resident parking	AS4		
AS5	Morrison Close	Garage court	Reasonable condition		R			In active use for resident parking	AS5		
AS6	Huntercrombe Gardens/ Ashridge gardens	Green space	Residential, large site - trees		R			Incompatible with existing building line	AS6		
AS7	Kenilworth Gardens (Site extended)	Green space and car parking access and parking issues	Wide site, at side of residence.		R			access and parking issues	AS7		
AS8	Barnhurst Path	Garage court	Electricity substation, garages in reasonable condition		R			In active use for resident parking	AS8		
AS9	Prestwick Road	Garage court	Reasonable condition - at rear of shops/flats		R			Loading/access issues	AS9		
AS10	Prestwick Road	Garage court and wooded space	To rear of pub.		R				AS10		
AS11	Ashridge Drive	Green verge adjacent: to residence and car spaces	Adjacent to residences and car spaces		R			Incompatible with existing building line	AS11		
AS12	Bramley Gardens. Heysham Drive	Green space and parking	Residential, in front of residential maybe partially developable		R			Incompatible with existing building line	AS12		
AS14	Blackford Road	Garage court	Poor condition		R			In active use for resident parking	AS14		
AS15	Heysham drive	Allotment Gardens			R			No access, In active community use	AS15		
AS16	Heysham Drive	Car parking (mostly) and green space	In front of residential properties		R			Incompatible with existing building line	AS16		
AS17	Heysham Drive	Car parking and green space	In front of residential properties. Well used		R			Incompatible with existing building line	AS17		
AS18	Heysham Drive	Allotment			R			No access, In active community use	AS18		
AS19	Heysham Drive	Open space	Green space behind houses adjacent to playing field		R			No access	AS19		
AS20	Bramley Gardens. Heysham Drive	Green space and parking	Small area in front of residential properties		R			Amenity space inappropriate for development	AS20		
AS21	Blackford Road	Garage court, reasonable condition			R			In active use for resident parking	AS21		
AS22	Heysham Drive	Green verge and car parking	Small area in front of residential properties		R			Amenity space inappropriate for development	AS22		

## Ashridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	G / U	>5ha?
						Policy constraints	Physical constraints				
AS23	Blackford Road	Green verge	To side and front of surrounding residences	0.063	A			Included in Urban Capacity Study, now has planning permission for 1 unit	AS23	U	N
AS24	Prestwick Road	Green space in front of residential	To side and front of surrounding residences		R			Retain amenity space	AS24		
AS25	Ilkey road	Green verge and parking spaces			R			Incompatible with existing building line	AS25		
AS26	Ormskirk Road	Green verge and car spaces			R			Amenity space inappropriate for development	AS26		
AS27	Prestwick Road	Green space	Large site with dramatic gradient		R			Amenity space inappropriate for development	AS27		
AS28	Woodhall Lane	Large green space			R			Amenity space inappropriate for development	AS28		
AS29	Woodhall Lane	Green space and car parking	Area in front of residential properties		R			Amenity space inappropriate for development	AS29		
AS30	Ormskirk Road	Green verge / car spaces	Area in front of residential properties		R			Incompatible with existing building line	AS30		
AS31	Woodhall Lane	Green verge	To side of existing residence with some side windows to existing building		R			Incompatible with existing building line	AS31		
AS32	Woodhall Lane	Allotment Gardens	Allotments to rear of residence - no access		R			Land locked - powerlines oversite	AS32		
AS33	Woodhall Lane/Ganton Walk	Green space and parking spaces	Area in front of residential properties		R			Incompatible with existing building line	AS33		
AS34	Caldwell Road	Green space	Good sized site in front of residential properties	0.133	R			Adjacent to newly built and allocated site (in part)	AS34		
AS35	Kilmarnock Road	Green verge	To side of existing residence with some side windows to existing building		R			Too small	AS35		
AS36	Woodhall Lane	Garage court , Allotments	Some overgrown allotments. Garages in fairly good condition		R			Land locked and tight site	AS36		
AS37	Carpender Park Station	Rough ground	Flat open land not overgrown adjacent to station		R			Access granted to Scouts for recreational use. Landlines and access render unsuitable for development	AS37		
AS38	Little Oxhey Lane	Housing	Former housing allocation site - now built out		R			Housing Alloc H10	AS38		
AS39	Prestwick Road	Housing allocation site - built out	Residential, modern terraces		R			Built out	AS39		
AS40	Lytham Avenue	Housing allocation site - H27	Greenspace behind existing suburban housing		R			Site has already been developed.	AS40		
AS41	R/O St Andrews Terrace/The Grape Vine, Prestwick Road		Future Site identified in Capacity Study for residential development (infilling)	0.233	A				AS41	U	N
AS42	Caldwell Road (Duplicate of AS 34)		Future Site identified in Capacity Study for residential development (infilling)		R				AS42		

Ashridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	G / U	>5ha?
						Policy constraints	Physical constraints				
AS43	Land adjoining Foxgrove Path	Open land		1.567	A				AS43	G	N
AS44	Land east of Lytham Avenue	Open land		0.692	A				AS44	G	N

Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
AS1																		
AS2																		
AS3																		
AS4																		
AS5																		
AS6																		
AS7																		
AS8																		
AS9																		
AS10										✓								Site in local nature reserve and adjacent to wildlife site.
AS11																		
AS12																		
AS14																		
AS15																		
AS16																		
AS17																		
AS18																		
AS19																		
AS20																		
AS21																		
AS22																		
AS23																		
AS24																		
AS25																		
AS26																		
AS27																		
AS28																		
AS29																		
AS30																		
AS31																		
AS32																		
AS33																		



Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
AS34																		
AS35																		
AS36																		
AS37																		
AS38																		
AS39																		
AS40						✓		Greenspace behind existing suburban housing.		✓								Site adjacent to local nature reserve and a wildlife site.
AS41																		
AS42																		
AS43	✓							Site is in greenbelt.		✓				✓				Site is next to local nature reserve. Edge of site is in wildlife site. Public right of way passes through site.
AS44	✓							Site is in greenbelt.										

## Ashridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
AS1	Bromborough Green/ Ashridge drive	0						AS1
AS2	Prestwick Road	0						AS2
AS3	Bognor Gardens/ Bowring Green	0						AS3
AS4	Bowring Green	0						AS4
AS5	Morrison Close	0						AS5
AS6	Huntercrombe Gardens/ Ashridge gardens	0						AS6
AS7	Kenilworth Gardens (Site extended)	0						AS7
AS8	Barnhurst Path	0						AS8
AS9	Prestwick Road	0						AS9
AS10	Prestwick Road							AS10
AS11	Ashridge Drive	0						AS11
AS12	Bramley Gardens. Heysham Drive	0						AS12
AS14	Blackford Road	0						AS14
AS15	Heysham drive	0						AS15
AS16	Heysham Drive	0						AS16
AS17	Heysham Drive	0						AS17
AS18	Heysham Drive	0						AS18
AS19	Heysham Drive	0						AS19
AS20	Bramley Gardens. Heysham Drive	0						AS20
AS21	Blackford Road	0						AS21
AS22	Heysham Drive	0						AS22
AS23	Blackford Road	0.063	N/A	1	1	1		AS23
AS24	Prestwick Road	0						AS24
AS25	Ilkey road	0						AS25
AS26	Ormskirk Road	0						AS26
AS27	Prestwick Road	0						AS27
AS28	Woodhall Lane	0						AS28
AS29	Woodhall Lane	0						AS29
AS30	Ormskirk Road	0						AS30
AS31	Woodhall Lane	0						AS31
AS32	Woodhall Lane	0						AS32
AS33	Woodhall Lane/Ganton Walk	0						AS33
AS34	Caldwell Road	0						AS34
AS35	Kilmarnock Road	0						AS35
AS36	Woodhall Lane	0						AS36
AS37	Carpender Park Station	0						AS37
AS38	Little Oxhey Lane	0						AS38
AS39	Prestwick Road	0						AS39
AS40	Lytham Avenue							AS40
AS41	R/O St Andrews Terrace/The Grape Vine, Prestwick Road	0.233	7	15	24	20		AS41
AS42	Caldwell Road (Duplicate of AS 34)	0						AS42
AS43	Land adjoining Foxgrove Path	1.567	6	38	69	53		AS43
AS44	Land east of Lytham Avenue	0.692	14	23	37	30		AS44

Site	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)			
AS1								
AS2								
AS3								
AS4								
AS5								
AS6								
AS7								
AS8								
AS9								
AS10								
AS11								
AS12								
AS14								
AS15								
AS16								
AS17								
AS18								
AS19								
AS20								
AS21								
AS22								
AS23				M-L	L	M_H	0-5 years	Has planning permission
AS24								
AS25								
AS26								
AS27								
AS28								
AS29								
AS30								
AS31								
AS32								
AS33								
AS34								
AS35								
AS36								
AS37								
AS38								
AS39								
AS40								

Ashridge Ward

AS41				M-L	M	L-M	11-15 years	A corner site occupied by a pub. There is no obvious intention to develop and is likely to be in single ownership, however, there may be leasehold interests associated with the business. It is currently in active use as a pub. The main cost of development will be relocation of the business and demolition of existing buildings. However, subject to all issues being resolved, this could provide a M-H density development of houses of interest to local and regional housebuilders.	
AS42									
AS43				L-M	M	M	6 to 10	This site is a green field site next to an existing residential area. Access is problematic and is through existing residential roads. Site has been put forward by Herts County Council, so there is intention to develop.	
AS44				M	M-H	M	No phasing	Potential constraints regarding access and overlooking. Developer intention unknown.	

Ashridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15-20 years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
AS1	Bromborough Green/ Ashridge drive	0															AS1
AS2	Prestwick Road	0															AS2
AS3	Bognor Gardens/ Bowring Green	0															AS3
AS4	Bowring Green	0															AS4
AS5	Morrison Close	0															AS5
AS6	Huntercrombe Gardens/ Ashridge gardens	0															AS6
AS7	Kenilworth Gardens (Site extended)	0															AS7
AS8	Barnhurst Path	0															AS8
AS9	Prestwick Road	0															AS9
AS10	Prestwick Road																AS10
AS11	Ashridge Drive	0															AS11
AS12	Bramley Gardens. Heysham Drive	0															AS12
AS14	Blackford Road	0															AS14
AS15	Heysham drive	0															AS15
AS16	Heysham Drive	0															AS16
AS17	Heysham Drive	0															AS17
AS18	Heysham Drive	0															AS18
AS19	Heysham Drive	0															AS19
AS20	Bramley Gardens. Heysham Drive	0															AS20
AS21	Blackford Road	0															AS21
AS22	Heysham Drive	0															AS22
AS23	Blackford Road	0.063	N/A	U	N	1	1										AS23
AS24	Prestwick Road	0															AS24
AS25	Ilkey road	0															AS25
AS26	Ormskirk Road	0															AS26
AS27	Prestwick Road	0															AS27
AS28	Woodhall Lane	0															AS28
AS29	Woodhall Lane	0															AS29
AS30	Ormskirk Road	0															AS30
AS31	Woodhall Lane	0															AS31
AS32	Woodhall Lane	0															AS32
AS33	Woodhall Lane/Ganton Walk	0															AS33
AS34	Caldwell Road	0															AS34
AS35	Kilmarnock Road	0															AS35
AS36	Woodhall Lane	0															AS36
AS37	Carpender Park Station	0															AS37
AS38	Little Oxhey Lane	0															AS38
AS39	Prestwick Road	0															AS39
AS40	Lytham Avenue																AS40
AS41	R/O St Andrews Terrace/The Grape Vine, Prestwick Road	0.233	7	U	N					15	24						AS41
AS42	Caldwell Road (Duplicate of AS 34)	0															AS42
AS43	Land adjoining Foxgrove Path	1.567	6	G	N			38	69								AS43
AS44	Land east of Lytham Avenue	0.692	14	G	N									23	37		AS44
					Total Urban	1	1	0	0	15	24	0	0	0	0		

Ashridge Ward

					Total Greenfield	0	0	38	69	0	0	0	0	23	37		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	1	1	38	69	15	24	0	0	23	37		

Bedmond and Primrose Hill Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept/Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
BP1	Railway Terrace	Back gardens	Site restricted by surrounding rail and houses		R			Retain existing gardens	BP1			
BP2	Railway Terrace	Car park, newly built residential			R			Built out	BP2			
BP3	Railway Terrace	Vacant overgrown land	Former industrial land. Recommended by Jeremy Peter Associates	0.739	A			Greenbelt. Part of site is in flood zone 2, 3a and 3b, reduced site area to take account of this.	BP3		U	N
BP4	Harthall Lane	Garden	unmanaged garden with private garage behind no 1 primrose hill		R			Inaccessible	BP4			
BP5	Masters Yard, Railway Terrace	Employment, Warehouse	Allocated employment site. Currently in use. Backs onto canal. Residential use to one side.	1.28	A			Pre-application discussion for mixed use flats to front. Site area reduced by 35% to allow for small business units. Site is in flood zone 2, 3a and 3b, reduced site area to take account of this.	BP5	Floodzone on part of site, wildlife site adjacent,	U	N
BP6	Primrose Hill	Warehouse/storage	Storage to rear of residential properties. Backs onto protected open space	0.214	A			Incompatible with surrounding residential properties. Could be moved to a more suitable location.	BP6	Future Site identified in Capacity Study - Residential Development	U	N
BP7	Primrose Hill	Employment site.	Vibrant and well used, light industrial with parking.		R			Site protected for employment use by ELS	BP7			
BP8	Primrose Hill	Pub car park	Well used		R			Viable business	BP8			
BP9	Water lane	House to front and small office at rear.	Accommodating small business operating as an Art and Education supplier. Backs employment zone.	0.125	A			Small infill possible.	BP9	Future Site identified in Capacity Study - Residential Development	U	N
BP10	Station Road	Large car park, largely unused and unmanaged Large site, housing fronting	Industrial opposite railway at rear		R			Planning permission given for business units	BP10			
BP11	Former Ovaltine building, Station Road	Allocated Employment site currently derelict factory			R			Development completed demolition of industrial & erection of 367 dwellings	BP11			
BP12	Station Road	Overgrown land	Overgrown un-used land		R			Linked to BP10 and subject to the same planning permission for business units	BP12			
BP13	Egg Farm/ Station Road	Commercial use and backgardens	Narrow strip behind houses.		R			Inaccessible	BP13			
BP14	Egg Farm/ Station Road	Backland, gardens	Backlands to houses		R			Inaccessible	BP14			
BP15	Station Road	Industrial use	Windfarm		R			Viable business	BP15			

Bedmond and Primrose Hill Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept/Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
BP16	Station Road	Warehouse, light industrial, Alpine press	Residential, railway and station employment use opposite side of road		R			Viable business	BP16			
BP17	Bedmond & Primrose Hill, Astra Zeneca Site, Station Road	Allocated employment site	Former industrial use. Backs onto canal, Footpath adjacent. Recommended by CBRE and Aitchison Raffety	0.7506	A			Mixed use may be acceptable. Site has been reduced by 35% to allow for small business units. Site is within flood zones 2, 3a and 3b, has been reduced in size to take account of this.	BP17	Future Site identified in Capacity Study - Residential Development	U	N
BP18	Primrose Hill- <b>duplicate of BP 6</b>				R			<b>duplicate of BP 6</b>	BP18			
BP19	Duplicate of KL 5				R			Duplicate of KL 5 - remove from site schedule	BP19			
BP20	Bedmond & Primrose Hill, Water Lane - <b>duplicate of BP 9</b>				R			<b>duplicate of BP 9</b>	BP20			
BP21	Duplicate of KL 17				R			Duplicate of KL 17- remove from site schedule	BP21			
BP22	Duplicate of KL 5 (East Kings Langley 1)				R			Duplicate of KL 5 - remove from site schedule	BP22			
BP23	Duplicate of KL 7 (East Kings Langley 2)				R			Duplicate of KL 7 - remove from site schedule	BP23			
BP24	East Kings Langley 3	Employment			R	Listed buildings adjacent, archaeological site adjacent		Site has been developed for new employment use in recent years.	BP24			
BP25	Home Park (North)	Employment		1.162	A	Floodzone on part of site, archaeological site adjacent		Site is in flood zone 2, 3a and 3b, reduced site area to take account of this.	BP25		U	N
BP26	North East Bedmond	Farmland	Site extends into St Albans District Council		R	Greenbelt,		Site lies outside of Bedmond village	BP26			
BP27	North West Bedmond	Field		0.72	A	Greenbelt			BP27		G	N
BP28	Egg Farm/ Station Road			0.59	A				BP28		G	N
BP29	Site off Toms Lane			1.24	A				BP29		G	N
BP30	Site off Bedmond Road				R			Rejected on Dacorum Greenfield Site Suitability Criteria	BP30			
BP31	Site at Sheppeys Lane off Bedmond Road				R			Rejected on Dacorum Greenfield Site Suitability Criteria	BP31			
BP32	3 Acres, Toms Lane	Commercial Open Storage and Residential	Three Rivers Council accepted Green Belt designation as inappropriate, but inspector considered it lawful. Better suited to residential use, close to station and town centre	1.093	A				BP32		U	N



Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
BP1																		
BP2																		
BP3	✓							Site is in green belt.	✓	✓								Site is in flood zones 2, 3a and 3b. In wildlife site.
BP4																		
BP5	✓							Edge of site is immediately adjacent to green belt.	✓	✓								Site is in flood zones 2, 3a and 3b. Site is beside a wildlife site.
BP6						✓		Backs onto protected open space	✓									Site is in flood zones 2, 3a.
BP7																		
BP8																		
BP9									✓									Site is in flood zones 2, 3a.
BP10																		
BP11																		
BP12																		
BP13																		
BP14																		
BP15																		
BP16	✓							Edge of site is immediately adjacent to green belt.	✓	✓	✓			✓				Site is next to listed building. Public right of way runs into site. Site is in flood zones 2, 3a and 3b. Edge of site is in a wildlife site.
BP17																		
BP18																		
BP19																		
BP20																		
BP21																		
BP22																		
BP23																		

Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
BP24										✓	✓	✓						Site is next to listed building. Edge of the site is in an archeological site. Site is in flood zones 2, 3a and 3b. Site is close to a wildlife site.
BP25																		
BP26	✓							Site is in Green Belt.		✓					✓			Site is next to wildlife site. Public rights of way cut through the site.
BP27	✓							Site is in Green Belt.										
BP28	✓							Site is in Green Belt.										
BP29	✓							Site is in Green Belt.			✓							Site is next to a locally important building
BP30																		
BP31																		
BP32	✓							Site is in Green Belt.										

Bedmond and Primrose Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BP1	Railway Terrace	0						BP1
BP2	Railway Terrace	0						BP2
BP3	Railway Terrace	0.739	2	25	45	35		BP3
BP4	Harthall Lane							BP4
BP5	Masters Yard, Railway Terrace	1.28	2	44	78	61		BP5
BP6	Primrose Hill	0.214	2	7	13	10		BP6
BP7	Primrose Hill							BP7
BP8	Primrose Hill	0						BP8
BP9	Water lane	0.125	3	5	9	7		BP9
BP10	Station Road	0						BP10
BP11	Former Ovaltine building, Station Road							BP11
BP12	Station Road	0						BP12
BP13	Egg Farm/ Station Road	0						BP13
BP14	Egg Farm/ Station Road	0						BP14
BP15	Station Road	0						BP15
BP16	Station Road	0						BP16
BP17	Bedmond & Primrose Hill, Astra Zeneca Site, Station Road	0.7506	2	26	46	36		BP17
BP18	Primrose Hill- duplicate of BP 6	0						BP18
BP19	Duplicate of KL 5	0						BP19
BP20	Bedmond & Primrose Hill, Water Lane - duplicate of BP 9	0						BP20
BP21	Duplicate of KL 17	0						BP21
BP22	Duplicate of KL 5 (East Kings Langley 1)	0						BP22
BP23	Duplicate of KL 7 (East Kings Langley 2)	0						BP23
BP24	East Kings Langley 3							BP24
BP25	Home Park (North)	1.162	2	40	71	55		BP25
BP26	North East Bedmond							BP26
BP27	North West Bedmond	0.72	12	7	18	13		BP27
BP28	Egg Farm/ Station Road	0.59	7	37	62	50		BP28
BP29	Site off Toms Lane	1.24	12	12	31	22		BP29
BP30	Site off Bedmond Road							BP30
BP31	Site at Sheppeys Lane off Bedmond Road							BP31
BP32	3 Acres, Toms Lane	1.093	6	26	48	37		BP32

Site	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15-20 years)	
BP1								
BP2								
BP3				M	M	M	No phasing	Ex-industrial site with good road access. Next to flood area zone 3b. Electrical substation and some buildings on site. Could be attractive to developers, but no information on availability
BP4								
BP5				M	M	H	6-10 years	The site is a large site, just off the main road, currently being developed out as apartments to the west of the site and the east of the site is a distribution shed. The site is currently being brought forward for residential development apartments by Belstone Homes. Development is well underway to the west of the site. The east of the site is still an operational commercial services yard and distribution centre. There may be some planning issues with development of the east part of the site due to currently operational business. Good access to the site from the main road Railway Terrace, possibility if achieving a high density development. Possible contamination issues with developing the commercial services part of the site due to it being a vehicle services yard. As mentioned before Belstone Homes are developing the front of the site, with offices due to be developed at the back of the site and some light industrial uses and business units as well. The development is going to be called Kingfisher Business Park.
BP6				M	M	M	No phasing period	Industrial buildings on site. Good road access, just off the main road. However, ownership intentions unknown.
BP7								
BP8								
BP9				M	H	M	0-5	Industrial Site with good road access. Previous intention to develop.
BP10								
BP11								
BP12								
BP13								
BP14								
BP15								
BP16								
BP17				M	H	L	No phasing period	The site is West Hertfordshire College of Construction and Engineering. The site is unlikely to come forward for development in the near future. Along with the West Herts College there are also a number of hi-tec businesses on the site. Good access to the site from the main road and nearby M25. The site is bisected by canals, therefore difficulties in redeveloping the site comprehensively.
BP18								
BP19								
BP20								
BP21								

Bedmond and Primrose Hill Ward

BP22								
BP23								
BP24								
BP25				M	H	L	No phasing	The site is a fully operational innovation centre comprising of one and two storey office buildings either side of the Watford Canal. The site is fully occupied and there are likely to be planning restrictions due to loss of employment land in bringing forward this site. The site is unlikely to come forward for development in the near future. Access to the site is good from the main road and from a Junction of the M25. Any new development will be restricted by the canal running through the middle of the site.
BP26								
BP27				M	L	M	6-10 years	The site appears to be agricultural land. The site has been put forwards by the landowners. Costs are low, open site. Access issues maybe a problem. The site would only be suitable for a lower density development.
BP28				M	L	M	0-5 years	The site is an edge of village field, undeveloped and currently in use for agriculture. Large site with good access off the main road so could accommodate a sizeable number of dwellings. The site is likely to prove attractive to developers as in pretty rural setting. The site is likely to come forward for a lower density development, larger detached houses, four bedroom.
BP29				L	M-H	H	0-5 years	Site is currently open agricultural land with good road access, with intention to develop
BP30								
BP31								
BP32				M	M-H	H	6-10 years	Site has open land and an industrial site with several buildings. Intention to develop, but possible contamination from industrial land.

Bedmond and Primrose Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BP1	Railway Terrace	0															BP1
BP2	Railway Terrace	0															BP2
BP3	Railway Terrace	0.739	2	U	N									25	45		BP3
BP4	Harthall Lane	0															BP4
BP5	Masters Yard, Railway Terrace	1.28	2	U	N			44	78							Pre-app discussions	BP5
BP6	Primrose Hill	0.214	2	U	N									7	13		BP6
BP7	Primrose Hill																BP7
BP8	Primrose Hill	0															BP8
BP9	Water lane	0.125	3	U	N	5	9									Previous interest but no formal discussions	BP9
BP10	Station Road	0															BP10
BP11	Former Ovaltine building, Station Road															Existing planning permission. Now under construction	BP11
BP12	Station Road	0															BP12
BP13	Egg Farm/ Station Road	0															BP13
BP14	Egg Farm/ Station Road	0															BP14
BP15	Station Road	0															BP15
BP16	Station Road	0															BP16
BP17	Bedmond & Primrose Hill, Astra Zeneca Site, Station Road	0.7506	2	U	N									26	46		BP17
BP18	Primrose Hill- duplicate of BP 6	0															BP18
BP19	Duplicate of KL 5	0															BP19
BP20	Bedmond & Primrose Hill, Water Lane - duplicate of BP 9	0															BP20
BP21	Duplicate of KL 17	0															BP21
BP22	Duplicate of KL 5 (East Kings Langley 1)	0															BP22
BP23	Duplicate of KL 7 (East Kings Langley 2)	0															BP23
BP24	East Kings Langley 3																BP24
BP25	Home Park (North)	1.162	2	U	N									40	71		BP25
BP26	North East Bedmond																BP26
BP27	North West Bedmond	0.72	12	G	N			7	18								BP27
BP28	Egg Farm/ Station Road	0.59	7	G	N	37	62										BP28
BP29	Site off Toms Lane	1.24	12	G	N	12	31										BP29
BP30	Site off Bedmond Road																BP30
BP31	Site at Sheppeys Lane off Bedmond Road																
BP32	3 Acres, Toms Lane	1.093	6	U	N			26	48								
					Total Urban	5	9	70	126	0	0	0	0	97	175		
					Total Greenfield	49	93	7	18	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	54	102	77	144	0	0	0	0	97	175		

Carpenders Park Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints				G / U	>5ha?
CP1	The Parade, Delta Gain	Car Park			R			Retain shop parking	CP1			
CP2	The Parade, Delta Gain	Shopping Parade forecourt	Residential/Pub		R			Integral to shopping parade	CP2			
CP3	On the Hill	Large wide garden & green verge	Residential		R			Retain amenity role	CP3			
CP4	By the Wood	Garage court	Garage court for surrounding 3 storey flats		R			No over looking, parking issue, average condition. Other land for parking provision	CP4			
CP5	By the Wood	Garage court	Reasonable condition, other parking exists, no overlooking, privately owned		R			In active use for resident parking	CP5			
CP6	Margeholes	Front Garden			R			Retain garden	CP6			
CP7	Off Penrose Avenue	Back garden	Established garden of back garden bungalow, adjacent to road with garage access		R			Retain garden	CP7			
CP8	Off Penrose Avenue	Back garden	Established garden of back garden bungalow, adjacent to road with garage access		R			Retain garden	CP8			
CP9	Gibbs Couch	Garage court	Poor condition, some usage		R				CP9			
CP10	Delta Gain, West Carpenders Park	Car Parking & vacant employment land	Part of employ alloc site adjacent to rail.	0.45	A	Employment Allocation Site	Flood risk		CP10		U	N
CP11	Highfield	Housing	Former housing association now Modern terrace/semi/detached housing		R			Built out	CP11			
CP12	Delta Gain	Office building - in use	In active use. Adjacent to rail station.		R			Allocated employment site in active use. Relatively new. Less suitable for residential at present.	CP12			
CP13	By The Wood - duplicate of CP 04		Future Site identified in Capacity Study - residential development (infilling)		R			duplicate of CP 04	CP13			
CP14	Little Oxhey Lane	Open space	Cemetery adjacent	5.869	A	Greenbelt, wildlife site, floodzone on part of site, a few TPOs	Flood risk		CP14		G	Y

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
CP1																			
CP2																			
CP3																			
CP4																			
CP5																			
CP6																			
CP7																			
CP8																			
CP9																			
CP10									✓										Site lies in flood zones 2 and 3a.
CP11																			
CP12																			
CP14	✓							Site is in green belt.	✓	✓									Site lies in flood zones 2 and 3a. Edge of site lies on 2 wildlife sites and is adjacent to 2 other wildlife sites.



Carpenders Park Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CP1	The Parade, Delta Gain	0						CP1
CP2	The Parade, Delta Gain	0						CP2
CP3	On the Hill	0						CP3
CP4	By the Wood							CP4
CP5	By the Wood	0						CP5
CP6	Margeholes	0						CP6
CP7	Off Penrose Avenue	0						CP7
CP8	Off Penrose Avenue	0						CP8
CP9	Gibbs Couch							CP9
CP10	Delta Gain, West Carpenders Park	0.45	2	15	27	21		CP10
CP11	Highfield	0						CP11
CP12	Delta Gain	0						CP12
CP13	By The Wood - duplicate of CP 04	0						CP13
CP14	Little Oxhey Lane	5.869	L	147	205	176		CP14

Carpenders Park Ward

Site	Availability		Achievability			Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)			
CP1								
CP2								
CP3								
CP4								
CP5								
CP6								
CP7								
CP8								
CP9								
CP10				M-H	M	M-H	6-10 years	Car Parking & vacant employment land. Some developer interest.
CP11								
CP12								
CP13								
CP14				M	L	M-H	6-10 years	This is a large area of open grassland, adjacent to the A4008. It is likely to be in single ownership, possibly previously reserved for extension to the adjacent cemetery. The site is on the edge of the 1970's housing estate. A new access would need to be created off the A4008. There may be local opposition and planning issues in relation to the loss of open space. However, this could provide a large development of medium to high density housing which would be of interest to both regional and national housebuilders. There is good access to British Rail Station which has train links to London.

Carpenders Park Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CP1	The Parade, Delta Gain	0															CP1
CP2	The Parade, Delta Gain	0															CP2
CP3	On the Hill	0															CP3
CP4	By the Wood																CP4
CP5	By the Wood	0															CP5
CP6	Margeholes	0															CP6
CP7	Off Penrose Avenue	0															CP7
CP8	Off Penrose Avenue	0															CP8
CP9	Gibbs Couch																CP9
CP10	Delta Gain, West Carpenders Park	0.45	2	U	N			15	27								CP10
CP11	Highfield	0															CP11
CP12	Delta Gain	0															CP12
CP13	By The Wood - duplicate of CP 04	0															CP13
CP14	Little Oxhey Lane	5.869	L	G	Y			147	205								CP14
					Total Urban	0	0	15	27	0	0	0	0	0	0		
					Total Greenfield	0	0	147	205	0	0	0	0	0	0		
					Total >5ha	0	0	147	205	0	0	0	0	0	0		
					Total	0	0	162	232	0	0	0	0	0	0		

Chorleywood East Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CE1	Beechwood Park	Now built out	Residential		R			Built out	CE1			
CE2	Beechwood Park	Overgrown plot	Has drive way built, surrounded by residential cul de sac,		R			Development completed	CE2			
CE3	Chorleywood Road	New build housing			R			Built out	CE3			
CE4	Chorleywood Road	New build housing			R			No access as a result of CE3	CE4			
CE5	Chestnut Avenue	Back lands in middle of housing block	Open land surrounded by large expensive residential homes		R			Previously rejected on appeal due to character of area	CE5			
CE6	Kingfisher Lane	Section of back garden	End of back garden with access from private road after short steep drop. Surrounded by residential housing		R			Covenants on site prohibiting more than one dwelling.	CE6			

Site Ref.	Policy Constraints								Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
CE1																	
CE2																	
CE3																	
CE4																	
CE5																	
CE6																	

Chorleywood East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CE1	Beechwood Park	0						CE1
CE2	Beechwood Park	0						CE2
CE3	Chorleywood Road	0						CE3
CE4	Chorleywood Road	0						CE4
CE5	Chestnut Avenue	0						CE5
CE6	Kingfisher Lane	0						CE6

Chorleywood East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Phasing (0-5, 6-10, 11-15, 15-20 years)	Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point			
CE1									CE1
CE2									CE2
CE3									CE3
CE4									CE4
CE5									CE5
CE6									CE6

Chorleywood East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CE1	Beechwood Park																CE1
CE2	Beechwood Park																CE2
CE3	Chorleywood Road																CE3
CE4	Chorleywood Road																CE4
CE5	Chestnut Avenue																CE5
CE6	Kingfisher Lane																CE6
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	0	0	0	0	0	0	0	0	0	0		



Chorleywood West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CW1a	Homefield Road	Part of garden of large house	Surrounded by suburban residential	0.102	A			Informal discussion about single dwelling retaining main house	CW1a	Erection of dwelling - Outline permission (known details) for 0.1269h site	U	N
CW1b	Homefield Road	Part of garden of large house	Surrounded by suburban residential	0.9351	A			Informal discussion about single dwelling retaining main house	CW1b	Erection of dwelling - Detailed permission not started - for 0.0859h site	U	N
CW2	Common Road	Residential			R			Built out	CW2			
CW3	Station Approach	Part of backlands to hotel			R			Built out	CW3			
CW4	Stag Lane	Housing and forecourt	1970's semis. Surrounded by residential large forecourt		R			In active use for resident parking	CW4			
CW5	17 Lower Road	Backlands	Storage and overgrown back land behind no.17, a stationery supply shop. On steep land		R			Viable business	CW5			
CW6	Lower Road	Three Rivers Car park	2 level car parking, steep access route from road, not well kept and underused vandalism evident surrounded by backs of houses. Compares poorly with high level of usage adjacent to shops	0.31	A			Subject to car parking strategy	CW6	Future Site identified in Capacity Study - residential development on 0.3256h site	U	N
CW7	2 South Road		Car park to dental practice with flats above. Good distance from adjacent building.		R			Parking required for dental surgery	CW7			
CW8	Shire Lane (Churlwood service station)	Service station and car sales,	Car Sales at front and used as a mechanics business. Car park to rear		R			Built out	CW8			
CW9	Shire Lane	Car park	Car park for parade of shops. Well used		R			Supports local centre vitality	CW9			
CW10	Lower Road	Telephone exchange and car park	In good condition. Exchange actively used as local switch		R			Viable business	CW10			
CW11	Copmans Wick	Garages	Garages, painted and good condition, surrounded by back gardens and allotments		R			In active community use	CW11			
CW12	Quickley Lane (Cummings & Atkinson building merchants)	Building merchant with large forecourt.	Housing (P78)		R			Built out	CW12			
CW13	Rendlesham Way	Open land			R			No access	CW13			
CW14	Rendlesham Way	Housing	Previously open space now developed		R			Built on	CW14			

Chorleywood West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CW15	Heronsgate Road	Heronsgate Garage	Operational garage in tight urban location surrounded by residential and pubs	0.093	A			May relocate over time	CW15	Future Site identified in Capacity Study - residential development on 0.0935h site	U	N
CW16	Heronsgate Road	Rickwood Garage	Operational garage in tight urban location surrounded by residential and pubs	0.051	A			May relocate over time	CW16		U	N
CW17	Bullsland Gardens				R			No access. Overlooking issues	CW17			
CW18	St Andrews Church	Front garden/lawn	Adjacent to church hall and facing vicarage / church offices. Access is via car park		R			Access issues	CW18			
CW19 A	Darvells Yard	Farm House and outbuilding	Buildings disused and vacant. Surrounded by common and greenbelt		R			Built out	CW19 A			
CW19 B	Lower Road	Existing building	To be developed with ground floor retail, 2nd floor doctor, 3rd floor residential	0.116	A			There is an existing planning permission for development.	CW19 B	Demolition of shops & public convenience & erection of 4 flats on 0.0469h site. There is an existing planning permission for development.	U	N
CW20	South Road	Import export business and adjacent house	Functioning business		R			Built out	CW20			
CW21 A	Shire Lane (behind main parade)	Overgrown forecourt	Overgrown land and access to flats above shops. Bins kept here very untidy.		R			Too small for residential use	CW21 A			
CW21 B	Homefield Road (Garden of Crindaw, Common Road)	Garden	Overgrown Garden,	0.211	A			has planning permission for 1 home - private owner led development	CW21 B		U	N
CW22	Station Approach Sportsman Hotel	Boarded up hotel	Boarded up hotel, permission of conversion of buildings and additional 11 units in yard (no pic)		R			Under construction	CW22			
CW23	Ferry Lane - <b>duplicate of CW6</b>		R/O Lower Road. Future Site identified in Capacity Study. Residential development (infilling).		R			<b>duplicate of CW6</b>	CW23			
CW24	Shire Lane	Housing	R/O Lower Road.		R			Housing in active use	CW24			

Chorleywood West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CW25	Adj 11 Heronsgate Road		R/O Lower Road. Future Site identified in Capacity Study. Residential development.	0.04	A				CW25		U	N
CW26	North of Stag Lane	Open space			R			Public open space	CW26			
CW27	South of Berry Lane	Farmland		1.887	A	Greenbelt			CW27		G	N
CW28	North East Chorleywood	Field			R	Greenbelt, AONB. Wildlife site, LNR and conservation area adjacent		Site is within an AONB.	CW28			

Site Ref.	Policy Constraints										Physical Constraints						
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
CW1a											✓						Site next to locally important building. Site is in a conservation area.
CW1b											✓						Site next to locally important building. Site is next to a listed building. Site is in a conservation area.
CW2																	
CW3																	
CW4																	
CW5																	
CW6											✓						Site is in a conservation area.
CW7											✓						Site is in a conservation area.
CW8																	
CW9																	
CW10																	
CW11																	
CW12																	
CW13																	
CW14																	
CW15	✓							Site close to Green Belt.									
CW16														✓			Two public rights of way run along the edges of the site.
CW17																	
CW18																	
CW19A																	
CW19B											✓						Site next to a conservation area.
CW20																	
CW21A																	
CW21B											✓						Site is in a conservation area.
CW22																	

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
CW23																		
CW24											✓							Site next to a conservation area.
CW25																		
CW26																		
CW27	✓							Site in Green Belt.			✓							Locally important building next to site. Site is next to a conservation area.
CW28																		

Chorleywood West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CW1a	Homefield Road	0.102	N/A	1	1	1		CW1a
CW1b	Homefield Road	0.9351	N/A	1	1	1		CW1b
CW2	Common Road							CW2
CW3	Station Approach							CW3
CW4	Stag Lane							CW4
CW5	17 Lower Road							CW5
CW6	Lower Road	0.31	8	10	16	13		CW6
CW7	2 South Road							CW7
CW8	Shire Lane (Churlwood service station)							CW8
CW9	Shire Lane							CW9
CW10	Lower Road							CW10
CW11	Copmans Wick							CW11
CW12	Quickley Lane (Cummings & Atkinson building merchants)							CW12
CW13	Rendlesham Way							CW13
CW14	Rendlesham Way							CW14
CW15	Heronsgate Road	0.093	3	4	6	5		CW15
CW16	Heronsgate Road	0.051	3	2	4	3		CW16
CW17	Bullisland Gardens							CW17
CW18	St Andrews Church							CW18
CW19A	Darvells Yard							CW19A
CW19B	Lower Road	0.116	N/A	4	4	4		CW19B
CW20	South Road							CW20
CW21A	Shire Lane (behind main parade)							CW21A
CW21B	Homefield Road (Garden of Crindaw, Common Road)	0.211	N/A	1	1	1		CW21B
CW22	Station Approach Sportsman Hotel							CW22
CW23	Ferry Lane - duplicate of CW6							CW23
CW24	Shire Lane							CW24
CW25	Adj 11 Heronsgate Road	0.04	9	2	4	3		CW25
CW26	North of Stag Lane							CW26
CW27	South of Berry Lane	1.887	14	62	100	81		CW27
CW28	North East Chorleywood							CW28

Site	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)			
CW1a				M-H	M-H	L	0-5 years	Access to the site is poor . Were the sites to be developed, it is envisaged that a local developer would carry out work. The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW1b				M-H	M-H	L	0-5 years	Access to the site is poor . Were the sites to be developed, it is envisaged that a local developer would carry out work. The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW2								
CW3								
CW4								
CW5								
CW6				M-H	L	H	No phasing	The site is the shoppers' car park for Chorleywood Town Centre. Access is from the main road on a narrow a dual-track road. The site is capable of providing several residential units at a medium density. Possibility of some apartment development. The site likely to be attractive to local or regional housebuilder. Some planning issues on the site related to overlooking from neighbouring properties and loss of parking amenity for the town centre. The site topography may be an issue given a steep slope from the south to the north of the site. Were development likely to come forward, it is envisaged that developers would be able to come on site quickly as the site is likely to be in single Council ownership. No phasing as no current intention to develop site and parking use most appropriate in short-term.
CW7								
CW8								
CW9								
CW10								
CW11								
CW12								
CW13								
CW14								
CW15				M	M	M	No phasing period	Operational garage in tight urban location surrounded by residential and pubs. May relocate over time, but intention unknown.

Chorleywood West Ward

CW16			M-H	H	L		No phasing period	The site is currently a car servicing and MOT yard. The site looks to be fully operational and therefore throws up land assembly issues through multiple ownerships. Likely to be some planning issues around rights to light and overlooking from surrounding residential properties and loss of employment land. Site access is very limited down a narrow track from the main road. Development quantum likely to be low on the site, possibly four units. Unlikely that the site will come forward for development in the near future given current occupation and signs of established activity. Were the site to come forward for development, it is likely that a local developer would develop out the site. Potential ground contamination issues associated with use as a car service yard. Availability unknown.
CW17								
CW18								
CW19A								
CW19B				M-H	M	M-H	0-5 years	The site is currently a parade of retail premises with office provision above. And a private car park to the rear. The premises are all fully occupied and operational and there are likely to be several land assembly issues relating to multiple ownerships at this site. Were the site to be redeveloped it is likely that the retail provision on the ground floor would be retained with either residential flats above or office premises. The site is medium to high cost because of potential demolition to the existing building. The site may suit a local housebuilder or regional builder or potential mixed use builder. The site also contains a health surgery so potential relocation issues and uses will need to be considered. There is a current planning permission for development.
CW20								
CW21A								
CW21B				L	H	M-H	0-5 years	The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW22								
CW23								
CW24								
CW25				H	L	M-H	15-20 years	The site is currently Herons Gate Motors, an MOT and service centre. The site also doubles as a small car showroom - Stuart Cars. The site looks to be fully operational. Other planning issues will include overlooking and rights to light. The site is accessed from the main road and is likely to be able to provide a low density development, possibly flatted of 5-6 units. The site unlikely to come forward for development in the near future given it is fully occupied and there are likely to be more attractive sites for development elsewhere in the location. Were the site to come forward for development, it is likely that a local housebuilder would develop the site. Potential ground contamination issues given association with the use as an MOT and service yard.
CW26								



Chorleywood West Ward

								The site is currently agricultural land associated with The Hall Farm. The site is a vacant agricultural field. The farm is currently in operation but looks to have limited farm uses. The site is a large sloping site, sloping south to north, capable of providing a residential scheme of a number of dwellings at low densities. The site is in an attractive rural setting so is likely to provide high value accommodation. There may be some planning issues around overlooking from neighbouring residential development also loss of agricultural land in and around the Green Belt. Were the site to come forward for development, it is envisaged that a national or regional housebuilder would develop the site. Access to the site is very limited off a residential road and from a single track road that is primarily set in a residential area. The site is very close to the M25 and offers good road links to the national motorway network.
CW27				L	H	M-H	5-10 years	
CW28								

Chorleywood West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		Np phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CW1a	Homefield Road	0.102	N/A	U	N	1	1										CW1a
CW1b	Homefield Road	0.9351	N/A	U	N	1	1										CW1b
CW2	Common Road																CW2
CW3	Station Approach																CW3
CW4	Stag Lane																CW4
CW5	17 Lower Road																CW5
CW6	Lower Road	0.31	8	U	N									10	16		CW6
CW7	2 South Road																CW7
CW8	Shire Lane (Churlwood service station)																CW8
CW9	Shire Lane																CW9
CW10	Lower Road																CW10
CW11	Copmans Wick																CW11
CW12	Quickley Lane (Cummings & Atkinson building merchants)																CW12
CW13	Rendlesham Way																CW13
CW14	Rendlesham Way																CW14
CW15	Heronsgate Road	0.093	3	U	N									4	6		CW15
CW16	Heronsgate Road	0.051	3	U	N									2	4		CW16
CW17	Bullsland Gardens																CW17
CW18	St Andrews Church																CW18
CW19A	Darvells Yard																CW19A
CW19B	Lower Road	0.116	N/A	U	N	4	4										CW19B
CW20	South Road																CW20
CW21A	Shire Lane (behind main parade)																CW21A
CW21B	Homefield Road (Garden of Crindaw, Common Road)	0.211	N/A	U	N	1	1										CW21B
CW22	Station Approach Sportsman Hotel																CW22
CW23	Ferry Lane - duplicate of CW6																CW23
CW24	Shire Lane																CW24
CW25	Adj 11 Heronsgate Road	0.04	9	U	N							2	4				CW25
CW26	North of Stag Lane																CW26
CW27	South of Berry Lane	1.887	14	G	N			62	100								CW27
CW28	North East Chorleywood																CW28
					Total Urban	7	7	0	0	0	0	2	4	16	26		
					Total Greenfield	0	0	62	100	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	7	7	62	100	0	0	2	4	16	26		

Croxley Green North Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CGN1	Green Lane	Sports Ground	Large sports ground belonging to school	4.27	A			Greenfield' Housing Allocation site (H21). Total site area in excess of 7ha, but only 4.27 considered suitable for housing (see Local Plan). Development of site subject to alternative playing fields being provided elsewhere.	CGN1	The site has planning permission for 149 dwellings.	G	N
CGN2	Grove Crescent	Council Car park		0.0903	A				CGN2		U	N
CGN3	The Grove, Little Green	Grounds and stables	Boarded up large early 20th house, previously flats		R			Recently converted to flats	CGN3			
CGN4	Killingdown Farm	Farmland		7.75	A		Greenbelt, wildlife site, conservation area, listed buildings, common land adjacent, agricultural (grade 2) land		CGN4		G	Y
CGN5	Little Green School Playing Field	school playing field		4.49	A		Greenbelt, wildlife site, conservation area, listed buildings, common land adjacent, agricultural (grade 2) land		CGN5		G	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
CGN1	✓						✓	Site adjacent to Green Belt.			✓						Locally important buildings on site.
CGN2								No designations									
CGN3																	
CGN4	✓							Site in Green Belt.		✓	✓			✓			Site next to locally important buildings and listed buildings. Edge of site in a conservation area. Public right of way runs along edge of site. Site partially in wildlife sites.
CGN5	✓						✓	Site is in green belt. Common land adjacent to site.		✓	✓			✓			Site is next to a wildlife site. Public right of way runs alongside site. In Conservation area.

Croxley Green North Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CGN1	Green Lane	4.27	N/A	149	149	149		CGN1
CGN2	Grove Crescent	0.0903	8	3	5	4		CGN2
CGN3	The Grove, Little Green							CGN3
CGN4	Killingdown Farm	7.75	L	194	271	233		CGN4
CGN5	Little Green School Playing Field	4.49	6	108	198	153		CGN5

Croxley Green North Ward

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
CGN1				L	L-M	H	0-5 years	This is a large Victorian building used as the sports club for the Merchant Taylor School. It also has a large area of cricket pitches and sportsgrounds surrounding it. Likely to be in single ownership. There may also be planning policy objections to loss of play space and open space and local opposition to the same, also issues of overlooking from surrounding residential properties and the existing building may well be listed. It is an attractive Victorian Gothic building. The site currently has planning permission for 149 dwellings.
CGN2				L	M	M-L	No phasing period	A small surface car park serving a 1970s estate of flats and houses. It is currently underused during the day. It is likely to be in single ownership although there may be long leaseholds for some of the car parking spaces. Subject to ownership issues being resolved this site could come forward for development, however, there will be overlooking issues from the adjacent residential properties which will restrict the density of development. There may also be issues with loss of car parking. Developer intention unknown.
CGN3								
CGN4				M for some of the site and L for the undeveloped parts of the site.	M	H	6-10 years	This is a large farmstead and surrounding fields which encompass a number of semi-detached and detached dwellings. The farm buildings comprise a range of different types of construction, some in active use some are semi-derelict. This would constitute a very large development and would require infrastructure improvements and access improvements. Development could be phased which would improve viability. There may be planning policy objections in relation to loss of Green Belt and Open Space and overlooking from surrounding residential properties, also loss of agricultural and employment use. Multiple ownerships will also be a barrier to delivery. This site could be brought forward in conjunction with CGN5, which is adjacent playing fields.

Croxley Green North Ward

CGN5				L	M	H	11-15 years	<p>This site is large area of playing fields situated between Killingdown Farm (CGN5) and Little Green County Primary School. The school has separate playing fields of an acceptable size for a primary school which would be sufficient provision. The playing fields are most probably LEA owned. The surrounding residential stock is of a high quality, some of which is new build. It is in an appealing greenfield location, and would attract regional housebuilders. Access could be an issue as at the moment there is none. However, if CGN4 were come forward access could be achieved through that site. There may be planning policy objections in relation to loss of Green Belt and Open Space and overlooking from surrounding residential properties.</p>
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Croxley Green North Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CGN1	Green Lane	4.27	N/A	G	N	149	149										CGN1
CGN2	Grove Crescent	0.09	8	U	N									3	5		CGN2
CGN3	The Grove, Little Green																CGN3
CGN4	Killingdown Farm	7.75	L	G	Y			194	271								CGN4
CGN5	Little Green School Playing Field	4.49	6	G	N					108	198						CGN5
					Total Urban	0	0	0	0	0	0	0	0	3	5		
					Total Greenfield	149	149	194	271	108	198	0	0	0	0		
					Total >5ha	0	0	194	271	0	0	0	0	0	0		
					Total	149	149	194	271	108	198	0	0	3	5		



Croxley Green South Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CGS1	Sycamore Road	Private open space for flats	Residential (flats), some trees and well mown but no planting. Recommended by Wakelin Associates.		R			Retain amenity space	CGS1			
CGS2	Next to 60 Sycamore Road	Side garden	Large side garden to privately owned property overlooking the canal	0.045	A				CGS2		U	N
CGS3	Cavendish Court	Garage court	Large overgrown and embanked land adjacent to dismantled railway and canalside		R			In active use for resident parking	CGS3			
CGS4	Watford Road	Harvester Car Park	Large well maintained car park for pub adjacent to major road junction	0.453	A				CGS4		U	N
CGS5	Watford Road	Currie's Motors	Car dealership with large car park and garages	0.18	A			Viable business.	CGS5	Appeal on site for 43 apartments	U	N
CGS6	Behind 263-270 Watford Road	Workshops + small businesses	Active businesses	0.118	A			Longer term possibility	CGS6		U	N
CGS7a	Between Baldwins Lane and Winton Approach	Currently wooded long narrow strip adjacent to railway line which widens to east.			R			Retain amenity space	CGS7a			
CGS7b	To side and front of 263 Watford Rd	Garden & verge	Currently well maintained		R			Incompatible with existing building line	CGS7b			
CGS8	336 Watford Road	Verge	Open space to side of house with some tree planting.		R			Incompatible with existing building line	CGS8			
CGS9	185-191 Watford Road	Citroen Van centre.	Large well maintained car dealership	0.263	A			Viable business.	CGS9	Tesco application for store and 8 flats withdrawn, resubmission awaited	U	N
CGS10	Winton Approach	Open space	Land adjacent to railway line extension of CGS7		R			Retain amenity space	CGS10			
CGS11	Sycamore Road	Garage Court & overgrown land at rear	Garage court in use		R			In active use for resident parking	CGS11			
CGS12	The Osiers	Overgrown land	Plots facing canal. Higher density dwellings other side of canal	0.305	A			Currently outline permission for 2 homes but local opposition	CGS12		U	N

Croxley Green South Ward

Site	Site	Description	Current Use	Area	Access /	Suitability		Impact	Site	Planning	U	N
CGS13	Croxley LUT station	Half site NCP leased car park. Other half goods yard leased to Jewson for timber warehouse (half full on week day).	Car park half full on week day. Timber warehouse in active use	0.602	A			Impact of railway line	CGS13		U	N
CGS14	Behind 114-144 Watford Road (134 Watford Road)	Garages and backlands of shops and parking bays of flats above shops.	Backlands divided by fencing from the eastern end which is a large yard/workshops for a tool hire shop.		R			Duplicate site- same as CG50. Reject.	CGS14			
CGS15	Rickmansworth School, Scotts Hill	Open space	Large well maintained open space/ part of school grounds although no overlooking of actual buildings and separated from main site. Near to services and LUT.		R			Retain amenity space	CGS15			
CGS16 a	Rickmansworth School, Scotts Hill	Open space	Large well maintained open space/ part of school grounds although no overlooking of actual buildings. Footpath runs through site		R			Retain amenity space	CGS16 a			
CGS16 b	Site next to Rickmansworth School on Watford Road	Rough ground	Derelict site currently used for informal parking. Owned by Herts CC	0.079	A			Outline planning consent on site	CGS16 b		U	N
CGS17	The Osiers	Overgrown land	Plot on embanked land opposite new build executive homes.		R			Built out, 1 unit	CGS17			
CGS18	Sycamore Road	Garage court	In use		R			In active use for resident parking	CGS18			
CGS19	Sycamore Road	Green open space with mature trees	2 storey town house large modern terrace		R			Overlooked amenity space inappropriate for development	CGS19			
CGS20	Croxley Business Park	Busy large successful business park			R			Viable business - high grade office space and high occupancy. No intention to redesignate / redevelop.	CGS20			
CGS21	After 161 Watford Road	Meeting hall and club	Adjacent to Croxley Station	0.219	A				CGS21		U	N
CGS22	Harvey Road	Housing Allocation site H30	Imperial Machine Company. No current discussions	1.093	A			Site area only considers footprint of currently developed area. Site bound by the Green belt.	CGS22	Outline planning permission for 40 units.	U	N

Croxley Green South Ward

Site					Access /	Suitability			Site	Planning Detailed permission not started - erection of 15 dwellings		
CGS23	Scots Hill	Housing Allocation site H29		0.521	A				CGS23		U	N
CGS24	143-149 Watford Road		Future Site identified in Capacity Study for RESIDENTIAL DEVELOPMENT		R			Retain existing residential	CGS24		U	N
CGS25	R/O 243-247 Watford Road		Future Site identified in Capacity Study for RESIDENTIAL REDEVELOPMENT		R			Retain existing residential	CGS25		U	N
CGS26	South East Croxley Green	Business park offices			R			Retain existing employment area	CGS26		U	N
CGS27	East Croxley Green 1	Restaurant/ car showroom	Duplicate of CGS4 and CGS5	0.795	R			Duplicate of CGS4 and CGS5 - remove from site schedules and mapping	CGS27			
CGS28	Croxley Green Station	Disused rail station	To be released if Croxley Rail Link proceeds. Site has been put forward by landowner (Network Rail).	0.801	A	Flood zone on majority of site, but not 3b.			CGS28		U	N
CGS29	Shell Garage, Watford Road	Shell garage		0.1202	A			Requires remediation.	CGS29		U	N
CGS30	33 Baldwins Lane	Car sales		0.1005	A				CGS30		U	N

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
CGS1																		
CGS2	✓							Site is adjacent to the Green Belt.	✓									Site is in flood zone 2 and 3a.
CGS3																		
CGS4								No designation										
CGS5								No designation										
CGS6								No designation										
CGS7a																		
CGS7b																		
CGS8																		
CGS9								No designation										
CGS10																		
CGS11																		
CGS12									✓									Site is on edge of flood zone 2.
CGS13								No designation										
CGS14																		
CGS15																		
CGS16a																		
CGS16b											✓							Site is close to locally important buildings. Site is close to a conservation area.
CGS17																		
CGS18																		
CGS19																		
CGS20																		
CGS21								No designation										

Croxley Green South Ward

CGS22	✓																	Site is in Green Belt.	✓					✓							Public right of way runs along edge of site. Site is adjacent to wildlife sites.
CGS23	✓																	Site is next to Green belt.												Site is close to a listed building.	
CGS24																															
CGS25																															
CGS26																															
CGS27																															
CGS28	✓																	Site is in Green Belt.	✓											Site is in flood zone 2 and 3a. Floodzone on majority of site,	
CGS29																		No designation.													
CGS30																		No designation.													

Croxley Green South Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CGS1	Sycamore Road							CGS1
CGS2	Next to 60 Sycamore Road	0.045	3	2	3	2		CGS2
CGS3	Cavendish Court							CGS3
CGS4	Watford Road	0.453	7	29	48	38		CGS4
CGS5	Watford Road	0.18	7	11	19	15		CGS5
CGS6	Behind 263-270 Watford Road	0.118	9	5	11	8		CGS6
CGS7a	Between Baldwins Lane and Winton Approach							CGS7a
CGS7b	To side and front of 263 Watford Rd							CGS7b
CGS8	336 Watford Road							CGS8
CGS9	185-191 Watford Road	0.263	1	11	32	21		CGS9
CGS10	Winton Approach							CGS10
CGS11	Sycamore Road							CGS11
CGS12	The Osiers	0.305	N/A	2	2	2		CGS12
CGS13	Croxley LUT station	0.602	12	6	15	11		CGS13
CGS14	Behind 114-144 Watford Road (134 Watford Road)							CGS14
CGS15	Rickmansworth School, Scotts Hill							CGS15
CGS16a	Rickmansworth School, Scotts Hill							CGS16a
CGS16b	Site next to Rickmansworth School on Watford Road	0.079	11	3	6	4		CGS16b
CGS17	The Osiers							CGS17
CGS18	Sycamore Road							CGS18
CGS19	Sycamore Road							CGS19
CGS20	Croxley Business Park							CGS20
CGS21	After 161 Watford Road	0.219	3	9	15	12		CGS21
CGS22	Harvey Road	1.093	N/A	40	40	40		CGS22
CGS23	Scots Hill	0.521	N/A	15	15	15		CGS23
CGS24	143-149 Watford Road							CGS24
CGS25	R/O 243-247 Watford Road							CGS25
CGS26	South East Croxley Green							CGS26
CGS27	East Croxley Green 1	0.795						CGS27
CGS28	Croxley Green Station	0.801	2	27	49	38		CGS28
CGS29	Shell Garage, Watford Road	0.1202	1	5	14	10		CGS29
CGS30	33 Baldwins Lane	0.1005	7	6	11	8		CGS30

Croxley Green South Ward

Sites	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15-20 years)	
CGS1								
CGS2		None		L	L	M	No phasing	This is a small area of scrubland adjacent to existing 1970's dwellings. There is no obvious intention to develop. It is likely to be in single ownership. We were unable to gain access to the site and access is likely to be the major issue. There is likely to be a ransom situation, therefore, given the size of the site. Viability of development here is likely to be low. May be some local opposition to development due to loss of green space and overlooking adjacent properties.
CGS3								
CGS4				M-H	L-M	L-M	No phasing	Large pub car park on the corner of two main roads on a roundabout. There is no obvious intention to develop. It is likely to be in single ownership, however, there may be leasehold interests in relation to the current business. The pub is in active use, occupied by Harvesters. Re-development would require relocation of existing business and demolition of the existing building. The site may be more appropriate for commercial development given its location between two main roads on a roundabout. However, the site does have good access both to the road system, the town centre and public transport links.
CGS5		None		M-H	L	L	0-5 years	An existing second-hand car showroom and garage operated by Croxley Car Centre. Likely to be in single ownership, however, there may be leasehold interest in relation to the current business. There is likely to be land remediation costs in association with the existing uses as a vehicle workshop and garage. The site has good access to the main road. Developer intention exists.
CGS6				M	L-M	L	No phasing period	This site was inaccessible and therefore unviewed. Looks to be backland sites occupied by some garages. This site is likely to have the same comments as CGS25 and the two sites could be brought forward in conjunction with each other which will provide an access to CGS6.
CGS7a								
CGS7b								
CGS8								
CGS9				H	M	L-M	0-5 years	This is a vacant former car showroom being marketed by Brassier Harris on 01923 210 810, the board says it has been acquired for clients as a development site. This site would be suitable for mixed-use development.
CGS10								
CGS11								

Croxley Green South Ward

CGS12				L	M	M	6-10 years	We were not able to access this site, however, it looks to be an area of scrubland and hard surfacing adjacent to the river. It is likely to be in single ownership. It is a clear site. There is likely to be access issues with the site which will restrict density of development. There is potentially some environmental issues with its location adjacent to the river so flooding issues. Subject to these being resolved, there is outline planning permission for 2 units
CGS13		None		M	M	L	No phasing	This is Jewsons Builders Merchants and the Croxley Station car park. It is likely to be in multiple-ownership. No obvious intention to develop. The site is unlikely to come forward for development as it is an existing business use and provides the only car park for Croxley Station. However, it may be possible to phase the site and bring forward part of it for redevelopment leaving some of the site for parking. The location of residential development here, adjacent to Croxley Station would be beneficial due to transport links to London, however, any residential development would be adjacent to the railway line.
CGS14								
CGS15								
CGS16a								
CGS16b		None		L	M-H	M	0-5 years	This is a small car park site adjacent to a terrace of residential properties. It has access from the main road. It is an attractive development site and is in single ownership. There is no obvious intention to develop. Subject to loss of car parking this site could come forward in the short-term.
CGS17								
CGS18								
CGS19								
CGS20								
CGS21				M	M	M	No phasing period	This site is comprised of a meeting hall and some sort of club; ownership and level of use is unknown. It is in a high value location, within close proximity to Croxley Station, although there is potential for noise issues from the main road and railway line. There is very good access to the site. Existing buildings would need to be demolished. Delivery depends on the existing club and hall relocating - medium term potential for residential development, but availability unknown



Croxley Green South Ward

CGS22		None		M	M	M	0-5 years	This is a derelict former industrial property on the edge of housing estate. Likely to be in single ownership although there may be leasehold interest in the site. There may be some unknown remediation costs in relation to the former use of this site. The other major costs will be demolition of the existing buildings. Access may be an issue for any redevelopment which may restrict density. There may also be planning policy objections in relation to loss of employment use. Subject to these issues being overcome, then this site would be an attractive residential development site being surrounded by open space and adjacent to the River. It would be of interest to both regional and national house builders and will be capable of providing medium to high density development.
CGS23		None		L	M	M	0-5 years	This is an area of previously undeveloped scrubland. It is likely to be in one ownership. There may be planning policy objections to loss of open space and possible local opposition to redevelopment of this site. An access would need to be created off the main road. Subject to these issues being resolved, then this site could come forward for development to provide a medium to high density development site. Access to the site for inspection was not possible due to it being fenced.
CGS24								
CGS25								
CGS26								
CGS27								
CGS28		None	L	L	M		6-10 years	Sea Cadet building and park and play area close to the main road. Site has been put forward by landowner (Network Rail). Will only become available once Croxley Rail Link implemented. There is likely to be opposition to the loss of play area and also planning policy objections to this along with loss of community use. The Sea Cadet Unit would need to be relocated and existing building demolished prior to any development. The site has good access, close to the main road, town centre and public transport links. Subject to all issues being resolved it will be capable of providing a high density development of flats and houses. There are no issues of overlooking. It would be of interest to both local and regional house builders.
CGS29			H	M	M		No phasing	This is a petrol station which is in active use operated by Shell. The existing petrol station use will require remediation which will be high cost. Availability is unknown.
CGS30			M	M	H		0-5 years	This is a car sales retail unit. There is some intention to develop. The site could be attractive to a local housebuilder.

Croxley Green South Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CGS1	Sycamore Road																CGS1
CGS2	Next to 60 Sycamore Road	0.045	3	U	N									2	3		CGS2
CGS3	Cavendish Court																CGS3
CGS4	Watford Road	0.453	7	U	N									29	48		CGS4
CGS5	Watford Road	0.18	7	U	N	11	19										CGS5
CGS6	Behind 263-270 Watford Road	0.118	9	U	N									5	11		CGS6
CGS7a	Between Baldwins Lane and Winton Approach																CGS7a
CGS7b	To side and front of 263 Watford Rd																CGS7b
CGS8	336 Watford Road																CGS8
CGS9	185-191 Watford Road	0.263	1	U	N	11	32										CGS9
CGS10	Winton Approach																CGS10
CGS11	Sycamore Road																CGS11
CGS12	The Osiers	0.305	N/A	U	N			2	2								CGS12
CGS13	Croxley LUT station	0.602	12	U	N									6	15		CGS13
CGS14	Behind 114-144 Watford Road (134 Watford Road)																CGS14
CGS15	Rickmansworth School, Scotts Hill																CGS15
CGS16a	Rickmansworth School, Scotts Hill																CGS16a
CGS16b	Site next to Rickmansworth School on Watford Road	0.079	11	U	N	3	6										CGS16b
CGS17	The Osiers																CGS17
CGS18	Sycamore Road																CGS18
CGS19	Sycamore Road																CGS19
CGS20	Croxley Business Park																CGS20
CGS21	After 161 Watford Road	0.219	3	U	N									9	15		CGS21
CGS22	Harvey Road	1.093	N/A	U	N	40	40										CGS22
CGS23	Scots Hill	0.521	N/A	U	N	15	15										CGS23
CGS24	143-149 Watford Road																CGS24
CGS25	R/O 243-247 Watford Road																CGS25
CGS26	South East Croxley Green																CGS26
CGS27	East Croxley Green 1	0.795															CGS27
CGS28	Croxley Green Station	0.801	2	U	N			27	49								CGS28
CGS29	Shell Garage, Watford Road	0.1202	1	U	N									5	14		CGS29
CGS30	33 Baldwins Lane	0.1005	7	U	N	6	11										CGS30
					Total Urban	86	122	29	51	0	0	0	0	55	106		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	86	122	29	51	0	0	0	0	55	106		

Croxley Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CG1	Scots Mill Lane	Vacant corner plot	Greenbelt, residential, mature trees	0.175	A			Green belt	CG1		U	N
CG2	Windmill Drive	Undulating land	Main road, residential private estate, lots of trees, several with likely TPO's		R			Heavily TPO'd	CG2			
CG3	Windmill Drive	Garage court	In use garage court in area with extensive on street parking on wide roads		R			Privately owned, used garage court	CG3			
CG4	Windmill Drive - adjacent to 87	Garage court	In use garage court in area with extensive on street parking on wide roads		R			Private ownership, garage court	CG4			
CG5	34 Windmill Drive	Original windmill	Windmill now extended & inhabited		R			Building of historic interest	CG5			
CG6	12 Windmill Drive	Garage and backland	Shop to front of building empty but inhabited above and garage in use		R			In use	CG6			
CG7	Sportsman Pub Watford Road	Pub garden and yard	In use		R			Viable business	CG7			
CG8	Back land to New Parade, The Green	Back land to New Parade	Partly in use, including a scaffolding merchant, partly derelict	0.109	A			Potential for mixed use	CG8	Future Site identified in Capacity Study - residential redevelopment	U	N
CG9	The Vicarage, The Green	House and grounds	Large grounds of house with direct access to gardens. Some housing already situated on site.		R			Retain private house site, development here likely less suitable	CG9			
CG10	16 Copthorne Road	House	Residential property with large grounds. House opposite has been demolished and is being redeveloped		R			Retain existing residential	CG10			
CG11	Elmcote House	Grounds	Part of site already sold to accommodate surrounding bungalow and 2 storey development	0.48	A				CG11		U	N
CG12	Elmcote House	Grounds			R			Site merged into CG11	CG12			
CG13	Green Lane	Garden	Garden to rear of 26 Copthorne Road accessible from Green Lane		R			Already developed	CG13			
CG14	22 Copthorne Road	Large home and grounds			R			Subdivision & redevelopment opportunity. Existing residential to be retained.	CG14			
CG15	Artichoke Pub	Pub garden	well kept grounds		R			Viable business	CG15			

Croxley Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CG16	Old Barn Lane	Garages	Garage court for new large terraces		R			In active community use	CG16			
CG17	Coach and Horses Pub, The Green	Children's play area			R			Viable business	CG17			
CG18	Copthorne House	House with grounds	Large grounds		R			Large house and grounds not suitable or available for development, locally listed building	CG18			
CG19	Little Gallons, The Green	House with grounds	Large grounds		R			Green belt. Existing residential to be retained.	CG19			
CG20	Parrots Close	Large house	Grounds have already been subdivided	0.834	A			Refusals for 3 and 6 units on appeal, but lower number may be acceptable	CG20	Future Site identified in Capacity Study - residential development	U	N
CG21a	Croxley Sports Ground	Sports Ground			R			In active community use	CG21a			
CG21b	Community Way	Sports Ground			R			In active community use	CG21b			
CG22	Cherwell Close	Back garden and off street parking	Garden with direct access from road		R			In use	CG22			
CG23	28 Owens Way	Garage			R			In use	CG23			
CG24	Owens Way	Garage courts			R			In use	CG24			
CG25	Community Way	Derelict land	Opposite playing field and community centre. Behind shopping parade. Some fly tipping	0.054	A			Sustainable location, history of applications for residential here	CG25		U	N
CG26	Community Way	Council car park	Car park to rear of shops, adjacent to playing field and community centre. Also recycling point		R			Required for access and servicing	CG26			
CG27	Community Way	Allotments	Large and well tended		R			Well used	CG27			
CG28	Between 97-99 New Road	Backlands	Residential and commercial		R			Not appropriate given character of the area	CG28			
CG29	Evans Close	Car park with derelict patch	Large car park serving surrounding residential properties - 22 spaces. In walking distance of tube and shops		R			Retain car parking	CG29			
CG30	Back of 7-17 New Road	Backlands and frontage dwellings	Allocated housing site H28b and adjoining land	0.913	A				CG30	Future Site identified in Capacity Study - residential development	U	N
CG30b	Back of New Road	Allocated housing site 28b			R			Merged into CG30	CG30b			

Croxley Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CG31	Warwick Mews/New Road	3 new houses	Residential, houses built on church land		R			Built on already	CG31			
CG32 A	Back lands of The Green (at Watford Road End)	Back gardens			R			Development now built out	CG32A			
CG32 B	Back lands of The Green (at Watford Road End)	Back gardens			R				CG32B			
CG33	52-59 Yorke Road	Garage courts	Poor condition garages for adjacent maisonettes		R			Access issues	CG33			
CG34	5 Watford Road	Garden	Well tended		R			Access issues	CG34			
CG35	17 Watford Road/ 52-59 Yorke Road	Green space	Large poorly maintained garden with access to main road		R			In use	CG35			
CG36	The Duke Watford Road	Pub garden and car park	Large car park serving pub with recently refurbished back garden		R			Under construction	CG36			
CG37	behind 37 Yorke Road/The Duke pub	Patch of ground	Overgrown with trees behind houses		R			Needs access through pub car park. Possible issues of main road access. It is currently under development. Being marketed by Parkheath Estates on 01923 211 341.	CG37			
CG38	22 New Road	Side garden	Garden for residential property		R			Incompatible with existing building line	CG38			
CG39	50-52 New Road	Mechanics and disused filling station	Well used but existing buildings dilapidated. Large car park for customer vehicles to rear.	0.3	A			Previously approached regarding development. Permission for 1 on part of the site.	CG39	Future Site identified in Capacity Study - Redevelopment	U	N
CG40 a & b	Dickinson Square	Car park & warehouse	Top floor of Croxley computers; Bottom floor divided into two parts used as co-op warehouse.		R			Providing foodstore and servicing to support viable business	CG40a & b			
CG41	New Road	Garages and service access	Providing servicing to New Parade		R			Providing servicing to support viable business	CG41			
CG42	Behind 206 New Road	Garage court	Well maintained		R			In active community use	CG42			
CG43 a/b	Fox and Hounds New Road	Car park and open space	About 25 spaces. Open space well maintained		R			Viable business	CG43a /b			
CG44	2 Barton Way	Builders yard	Active builders yard with overgrown back garden adjacent	0.144	A			Accessible site. Type of business vehicle access may not be compatible with surrounding residential uses	CG44		U	N
CG45	Duplicate number for CG26				R			Duplicate site	CG45			

Croxley Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints					
CG46	The Crescent	New build bungalow	Was vacant back land		R			Built	CG46			
CG47	278-293 New road	Garage court	Court to rear of houses well kept and in use		R			In active community use	CG47			
CG48	New Road/Watford Road	Red House Pub and Council car park	Car park to support local shopping parade		R			Well used, busy carpark	CG48			
CG49	116 Winton Drive	Detached house, currently for sale.	Residential, previously a side plot now been developed		R			Built on	CG49			
CG50	134 Watford Road	Builders yard			R			Built out	CG50			
CG51	St Oswalds Church, Malvern Way	Car Park for church and parish hall			R			Poor access	CG51			
CG52	Winton Drive	Garages	Garages to back of gardens		R			In active community use	CG52			
CG53	Rear of 41-52 Baldwins Lane shopping parade	Garages	Garages linked to flats above shops. But appear to be used for storage - not great condition		R			Used for servicing shops	CG53			
CG54	The Surgery (158 New road)	Surgery and Staff carpark	Single story building in poor condition, large staff car park to rear, patient car park to front		R			Sustainable location for surgery	CG54			
CG55	127 New Road	Derelict backland			R			Site too small	CG55			
CG56	The Grove, Little Green	Grounds and stables	Boarded up large early 20th house, previously flats		R			Incorrectly allocated. Move to CGN	CG56			
CG57	Rear of shopping parade on Baldwins Lane	Garage and servicing			R			In active use for servicing	CG57			
CG58	Library, New Road	Side land	Land to side of library but has been recently landscaped		R			Amenity site inappropriate for development	CG58			
CG59	New Parade, The Green (Duplicate of CG 08)		Future Site identified in Capacity Study for residential redevelopment		R			Duplicate of CG08	CG59			
CG60	18 Copthorne Road		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Retain existing property and character	CG60		U	N
CG61	Duplicate number for CG14		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Duplicate number for CG14 - remove from site schedules	CG61			
CG62	Duplicate number for CG20		Future Site identified in Capacity Study for residential redevelopment		R			Duplicate number for CG20 - remove from site schedules	CG62			
CG63	R/O 7-17 New Road		Future Site identified in Capacity Study for residential redevelopment (infilling)		R			Rejected on the basis of retaining existing residential units.	CG63			

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
CG1	✓							Site is in green belt.									
CG2																	
CG3																	
CG4																	
CG5																	
CG6																	
CG7																	
CG8											✓			✓			Site is next to locally important buildings. Site next to listed building. Site is in conservation area. Poor back road access (but off existing residential estate).
CG9																	
CG10																	
CG11									✓	✓							Site is next to a wildlife site. Site is in a Conservation Area.
CG12																	
CG13																	
CG14																	
CG15																	
CG16																	
CG17																	
CG18	✓							Site is in green belt.	✓	✓							Locally important building on site. Site is in a conservation area. Site is next to a wildlife site.
CG19																	
CG20	✓							Site is very close to green belt.	✓	✓							Site is next to a wildlife site. In a conservation area.
CG21a																	
CG21b																	
CG22																	
CG23																	

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
CG24																			
CG25								No designations											
CG26																			
CG27																			
CG28																			
CG29																			
CG30											✓								Site is in conservation area.
CG30b																			
CG31																			
CG32A																			
CG32B																			
CG33																			
CG34																			
CG35																			
CG36																			
CG37																			
CG38																			
CG39																			
CG40a & b																			
CG41																			
CG42																			
CG43a/b																			
CG44															✓				Public right of way runs along edge of site.
CG45																			
CG46																			
CG47																			
CG48																			
CG49																			
CG50																			
CG51																			



Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
CG52																		
CG53																		
CG54																		
CG55																		
CG56																		
CG57																		
CG58																		
CG59																		
CG60																		
CG61																		
CG62																		
CG63																		

Croxley Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CG1	Scots Mill Lane	0.175	12	2	4	3		CG1
CG2	Windmill Drive							CG2
CG3	Windmill Drive							CG3
CG4	Windmill Drive - adjacent to 87							CG4
CG5	34 Windmill Drive							CG5
CG6	12 Windmill Drive							CG6
CG7	Sportsman Pub Watford Road							CG7
CG8	Back land to New Parade, The Green	0.109	11	4	8	6		CG8
CG9	The Vicarage, The Green							CG9
CG10	16 Copthorne Road							CG10
CG11	Elmcote House	0.48	4	2	4	3		CG11
CG12	Elmcote House						Site combined with CG11	CG12
CG13	Green Lane							CG13
CG14	22 Copthorne Road							CG14
CG15	Artichoke Pub							CG15
CG16	Old Barn Lane							CG16
CG17	Coach and Horses Pub, The Green							CG17
CG18	Copthorne House							CG18
CG19	Little Gallons, The Green							CG19
CG20	Parrots Close	0.834	N/A	2	2	2		CG20
CG21a	Croxley Sports Ground							CG21a
CG21b	Community Way							CG21b
CG22	Cherwell Close							CG22
CG23	28 Owens Way							CG23
CG24	Owens Way							CG24
CG25	Community Way	0.054	5	2	3	3		CG25
CG26	Community Way							CG26
CG27	Community Way							CG27
CG28	Between 97-99 New Road							CG28
CG29	Evans Close							CG29
CG30	Back of 7-17 New Road	0.913	12	9	23	16		CG30
CG30b	Back of New Road							CG30b
CG31	Warwick Mews/New Road							CG31
CG32A	Back lands of The Green (at Watford Road End)							CG32A
CG32B	Back lands of The Green (at Watford Road End)							CG32B
CG33	52-59 Yorke Road							CG33
CG34	5 Watford Road							CG34
CG35	17 Watford Road/ 52-59 Yorke Road							CG35
CG36	The Duke Watford Road							CG36
CG37	behind 37 Yorke Road/The Duke pub						Site combined with CG36	CG37
CG38	22 New Road							CG38
CG39	50-52 New Road	0.3	6	7	13	10		CG39
CG40a & b	Dickinson Square							CG40a & b

Croxley Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CG41	New Road							CG41
CG42	Behind 206 New Road							CG42
CG43a/b	Fox and Hounds New Road							CG43a/b
CG44	2 Barton Way	0.144	8	5	7	6		CG44
CG45	Duplicate number for CG26							CG45
CG46	The Crescent							CG46
CG47	278-293 New road							CG47
CG48	New Road/Watford Road							CG48
CG49	116 Winton Drive							CG49
CG50	134 Watford Road							CG50
CG51	St Oswalds Church, Malvern Way							CG51
CG52	Winton Drive							CG52
CG53	Rear of 41-52 Baldwins Lane shopping parade							CG53
CG54	The Surgery (158 New road)							CG54
CG55	127 New Road							CG55
CG56	The Grove, Little Green							CG56
CG57	Rear of shopping parade on Baldwins Lane							CG57
CG58	Library, New Road							CG58
CG59	New Parade, The Green (Duplicate of CG 08)							CG59
CG60	18 Copthorne Road							CG60
CG61	Duplicate number for CG14							CG61
CG62	Duplicate number for CG20							CG62
CG63	R/O 7-17 New Road							CG63

Sites	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15-20 years)	
CG1		None		L	M	H	No phasing period	This is a small area of grassland with some mature trees adjacent to the main road. Likely to be in single ownership. No obvious intention to develop. This site would be very deliverable dependent on the owners' intentions. If planning policy and land owner conditions are right, then this site could come forward very quickly for redevelopment due to its high value location and greenfield, undeveloped state. There may be local opposition to development and planning policy objections however.
CG2								
CG3								
CG4								
CG5								
CG6								
CG7								
CG8		None		M-H	M-H	M	No phasing period	This is a small local parade of shops with two floors of flats above and a yard to the rear. There is no obvious intention to develop. Likely to be multiple ownerships and possible leaseholding interest in association with the current business use. The main barrier to delivery will be relocation of existing businesses. The demolition of the existing buildings subject to these issues being resolved then this site would be a good development site and could provide a medium to high density development. There may be planning policy issues in relation to loss of employment use.
CG9								
CG10								
CG11				M	M	M-H	No phasing period	This is a large detached property possibly converted into flats in large grounds. Likely to be in single ownership although possible long leasehold interests. The main barrier to delivery will be acquiring the grounds for development. The existing building is well maintained and historic. Access to the site will also be an issue and will need to be resolved prior to any redevelopment.

Croxley Green Ward

CG12								
CG13								
CG14								
CG15								
CG16								
CG17								
CG18								
CG19								
CG20				M	L	H	0-5 years	This is a large detached dwelling, (possibly three) in large grounds. It is possibly in multiple ownership. The main barrier to delivery will be relocation of the existing occupants and acquiring the site for development. Costs will be associated with purchasing the site for development and also demolishing existing buildings. Access will also be an issue for this site. Applications for 3 houses and for 6 flats both refused at appeal, but lower density may be appropriate
CG21a								
CG21b								
CG22								
CG23								
CG24								
CG25				L	L	M	6-10 years	This is an area of scrubland adjacent to site CG26. It is currently undeveloped, however, it is fenced off. It is unlikely that this site will be brought forward for development in isolation. There may be some local opposition to the loss of green space.
CG26								
CG27								
CG28								
CG29								
CG30				L-M	L-M	M	No phasing period	This is a large area comprising mainly the rear portions of a number of gardens but it also encompasses a number of residential dwellings. The residential dwellings included in the site look to be constructed in the last five years and therefore they are unlikely to be redeveloped in the near future. The site is likely to be in multiple ownership being formed of a number of gardens. Development costs are likely to be high due to land assembly issues. There is currently no access to the site. Access would need to be created by the demolition of an existing dwelling. In addition to this the purchase and demolition of the other existing dwellings and the purchase of gardens will add to development cost.

Croxley Green Ward

CG30b								
CG31								
CG32A								
CG32B								
CG33								
CG34								
CG35								
CG36								
CG37								
CG38								
CG39		None		M-H	M-L	M	11-15 years	This is a small local car repair workshop along with some adjacent backland. No obvious intention to develop. It is likely to have multiple ownerships and possible leasehold interests in relation to the current business. Any redevelopment of this site would require the relocation of existing business. This may increase costs and there is also likely to be increased cost of land remediation as a result of its use as a former petrol station and car repair shop. There is possible planning policy objections in relation to the loss of employment use and there may also be some issues of overlooking from surrounding residential properties.
CG40a & b								
CG41								
CG42								
CG43a/b								
CG44		None		M	L-M	M_L	No phasing period	This is a small backland site consisting an area of open ground and the rear portion is a number of gardens. It is likely to be in multiple ownership and there is no obvious intention to develop. Access to the site was not possible, it is all fenced off. The site is surrounded by residential developments and therefore there may be issues of overlooking. Subject to ownership issue being resolved, this site could come forward to provide a medium density development that would overlook a large playing field which may improve values.
CG45								
CG46								
CG47								
CG48								
CG49								
CG50								
CG51								
CG52								
CG53								

Croxley Green Ward

CG54								
CG55								
CG56								
CG57								
CG58								
CG59								
CG60								
CG61								
CG62								
CG63								

Croxley Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CG1	Scots Mill Lane	0.175	12	U	N									11	18		CG1
CG2	Windmill Drive																CG2
CG3	Windmill Drive																CG3
CG4	Windmill Drive - adjacent to 87																CG4
CG5	34 Windmill Drive																CG5
CG6	12 Windmill Drive																CG6
CG7	Sportsman Pub Watford Road																CG7
CG8	Back land to New Parade, The Green	0.109	11	U	N									4	8		CG8
CG9	The Vicarage, The Green																CG9
CG10	16 Cophorne Road																CG10
CG11	Elmcote House	0.48	4	U	N									2	4		CG11
CG12	Elmcote House																CG12
CG13	Green Lane																CG13
CG14	22 Cophorne Road																CG14
CG15	Artichoke Pub																CG15
CG16	Old Barn Lane																CG16
CG17	Coach and Horses Pub, The Green																CG17
CG18	Cophorne House																CG18
CG19	Little Gallons, The Green																CG19
CG20	Parrots Close	0.834	N/A	U	N	2	2										CG20
CG21a	Croxley Sports Ground																CG21a
CG21b	Community Way																CG21b
CG22	Cherwell Close																CG22
CG23	28 Owens Way																CG23
CG24	Owens Way																CG24
CG25	Community Way	0.054	5	U	N			2	3								CG25
CG26	Community Way																CG26
CG27	Community Way																CG27
CG28	Between 97-99 New Road																CG28
CG29	Evans Close																CG29
CG30	Back of 7-17 New Road	0.913	12	U	N									9	23		CG30
CG30b	Back of New Road																CG30b
CG31	Warwick Mews/New Road																CG31
CG32A	Back lands of The Green (at Watford Road End)																CG32A
CG32B	Back lands of The Green (at Watford Road End)																CG32B
CG33	52-59 Yorke Road																CG33
CG34	5 Watford Road																CG34
CG35	17 Watford Road/ 52-59 Yorke Road																CG35
CG36	The Duke Watford Road																CG36
CG37	behind 37 Yorke Road/The Duke pub																CG37
CG38	22 New Road																CG38
CG39	50-52 New Road	0.3	6	U	N					7	13						CG39
CG40a & b	Dickinson Square																CG40a & b
CG41	New Road																CG41
CG42	Behind 206 New Road																CG42
CG43a/b	Fox and Hounds New Road																CG43a/b



Croxley Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CG44	2 Barton Way	0.144	8	U	N									5	7		CG44
CG45	Duplicate number for CG26																CG45
CG46	The Crescent																CG46
CG47	278-293 New road																CG47
CG48	New Road/Watford Road																CG48
CG49	116 Winton Drive																CG49
CG50	134 Watford Road																CG50
CG51	St Oswalds Church, Malvern Way																CG51
CG52	Winton Drive																CG52
CG53	Rear of 41-52 Baldwins Lane shopping parade																CG53
CG54	The Surgery (158 New road)																CG54
CG55	127 New Road																CG55
CG56	The Grove, Little Green																CG56
CG57	Rear of shopping parade on Baldwins Lane																CG57
CG58	Library, New Road																CG58
CG59	New Parade, The Green (Duplicate of CG 08)																CG59
CG60	18 Copthorne Road																CG60
CG61	Duplicate number for CG14																CG61
CG62	Duplicate number for CG20																CG62
CG63	R/O 7-17 New Road																CG63
					Total Urban	2	2	2	3	7	13	0	0	31	61		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	2	2	2	3	7	13	0	0	31	61		

Eastbury Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
E1	Eastbury Avenue	Large wooded garden/overgrown	Part of Oxhey Wood		R			TPOs	E1			
E2	The Woods	Car Park for Brackells Hill House	Car Park for Brackells Hill House		R			In active use for resident parking	E2			
E3	Wellesley Avenue	Military Site	Part of HMS Warrior		R			Occupied by military	E3			
E4	Wellesley Avenue	Military Site	Part of HMS Warrior		R			Occupied by military	E4			
E5	Military Site	Military Site	Part of HMS Warrior		R			Occupied by military	E5			
E6	Apollo Avenue	Military site	Built out site		R			Built out	E6			
E7	Capella Road	Back land	Land to rear of large detached housing. Vacant apart from 2x Caravans, slightly overgrown. Landlocked		R			Inaccessible	E7			
E8	Capella Road	Back land	Land to rear of residential - vacant but well kept		R			Inaccessible	E8			
E9	Crow Way	Green area/wooded	Military site		R			Occupied by military	E9			
E11	South Approach	Woodland	Land locked site between housing and railways		R			Part of green buffer to railway	E11			
E12	Nevill Close, off Bedford Avenue	Open space	Vacant, overgrown land at end of short residential close in conservation area		R			1 detached dwelling - built out	E12			
E13	Thornhill Road	Back garden	Large established gardens of large property		R			Retain existing property	E13			
E14	Thornhill Road	Back garden	Large established gardens on corner property		R			Retain existing property	E14			
E15	Main Avenue	Backlands	Garage block & petrol station at rear of shop parade. Includes boarded up garages, fenced off		R			Appeal for residential dismissed August 2007	E15			
E16	Tolpits Lane	Industrial estate	Light industrial & office use, reasonable condition, active		R			Viable businesses	E16			
E17	Main Avenue (duplicate of E15)		Future Site identified in Capacity Study for redevelopment		R			Duplicate of E15	E17			
E18	The Roughts	Woodland			R	Greenbelt, LNR and wildlife site adjacent		Extensive TPOs cover site	E18			
E19	South Tolpits Lane	Open land	Site on edge of floodzone 2 and 3a.		R	Greenbelt, floodzone on majority of site,		Site does not abut any settlement, therefore fails on Dacorum greenfield site suitability criteria	E19			

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
E1																			
E2																			
E3																			
E4																			
E5																			
E6																			
E7																			
E8																			
E9																			
E11	✓							Site adjacent to green belt.			✓								Site in Conservation Area.
E12																			
E13																			
E14																			
E15	✓							Site adjacent to green belt.	✓		✓								Site is close to flood risk area. Site in Conservation Area.
E16																			
E18	✓							Site adjacent to green belt.		✓									Site close to Wildlife site.
E19	✓							Greenbelt		✓	✓								floodzone 2, 3a and 3b on majority of site, wildlife site, archaeological site

Eastbury Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
E1	Eastbury Avenue							E1
E2	The Woods							E2
E3	Wellesley Avenue							E3
E4	Wellesley Avenue							E4
E5	Military Site							E5
E6	Apollo Avenue							E6
E7	Capella Road							E7
E8	Capella Road							E8
E9	Crow Way							E9
E11	South Approach							E11
E12	Nevill Close, off Bedford Avenue							E12
E13	Thornhill Road							E13
E14	Thornhill Road							E14
E15	Main Avenue							E15
E16	Tolpits Lane							E16
E17	Main Avenue (duplicate of E15)							E17
E18	The Roughs							E18
E19	South Tolpits Lane							E19

Eastbury Ward

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
E1								
E2								
E3								
E4								
E5								
E6								
E7								
E8								
E9								
E11								
E12								
E13								
E14								
E15								
E16								
E17								
E18								
E19								

Eastbury Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
E1	Eastbury Avenue																E1
E2	The Woods																E2
E3	Wellesley Avenue																E3
E4	Wellesley Avenue																E4
E5	Military Site																E5
E6	Apollo Avenue																E6
E7	Capella Road																E7
E8	Capella Road																E8
E9	Crow Way																E9
E11	South Approach																E11
E12	Nevill Close, off Bedford Avenue																E12
E13	Thornhill Road																E13
E14	Thornhill Road																E14
E15	Main Avenue																E15
E16	Tolpits Lane																E16
E17	Main Avenue (duplicate of E15)																E17
E18	The Roughs																E18
E19	South Tolpits Lane																E19
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	0	0	0	0	0	0	0	0	0	0		

Langleybury Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
LB1	Old Mill Road	Private house and garden	Residential, old house & estate. Well kept with attractive gardens		R			Green belt. Site is within flood zones 2, 3a and 3b.	LB1			
LB2	Hunton Bridge Hill	Pub garden	Well managed pub garden backing onto green belt flood plain		R			Viable Business	LB2			
LB3	Long Elms	Garage Courts & grass verge	Old, but well used garages with mature trees.		R			Building line of surrounding houses	LB3			
LB4	The Garth	Open space & garage courts.	Grassed open space with mature trees in middle of terraced housing		R			Amenity space and actively used garages	LB4			
LB5	Gallows Hill and Gade View Gardens	Grass verge & trees, Garage Courts, Parking, Flats	Empty space fronting onto road. Adjacent to backgardens of Glade View. 3 Storey flats surround	0.3962	A			Possible demolition & re-build. Currently subject to pre app discussions. Poorly kept, not that well used, one large mature tree. Combine.	LB5	Future Site identified in Capacity Study - residential redevelopment. Planning permission likely to be for 34 units, with net gain of 10 units.	U	N
LB6	Hazelbury Avenue	Open space	Backlands site enclosed by dwellings and back gardens. Current access by footpath only.		R			No access	LB6			
LB7	Broomfield Rise	Garage court & verges	Unkempt corner site		R			Incompatible with building line	LB7			
LB8	Hunton Bridge Hill	Backgardens	Large back gardens with possibility of site assembly if one house lining the road purchased. Western end adjacent to railway		R			Application for part of the site recently refused on issues of character, TPOs, piecemeal approach.	LB8			
LB9	Bridge Road	Carlsberg Factory	Large factory located in conservation area.		R			Planning permission for 149 units. High flood risk. Development in progress. Already under construction.	LB9			
LB10	Hazelwood Lane	Garage Courts/ previously developed land, local shopping parade	Derelict largely demolished garages to rear of local centre		R			Development completed.	LB10			
LB11	Hunton Bridge Hill (duplicate of LB 08)		Future Site identified in Capacity Study for Residential development (infilling)		R			Site total adjusted	LB11			
LB12	Langleybury	Disused school/ house		1.964	A	Greenbelt, listed building		Potential for conversion. Listed Langleybury House to be retained (and converted as part of any future development).	LB12		G	N
LB13	Langleybury	Farm land	Land around the two schools		R			Site is in flood risk zones 2, 3a and 3b. Site does not abut any urban settlement.	LB13			

Langleybury Ward

LB14	Furtherfield	Depot		0.509	A			Site suggested by 3RDC	LB14		U	N
LB15	Brakespeare PH, School Mead	Pub		0.257	A			Site suggested by 3RDC	LB15		U	N



Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
LB1																		
LB2																		
LB3																		
LB4																		
LB5											✓			✓				Public right of way runs through the site. Listed building is close to the site.
LB6																		
LB7																		
LB8																		
LB9																		
LB10																		
LB11																		
LB12	✓							In green belt.			✓							Listed building on edge of site.
LB13																		
LB14	✓							In green belt.										
LB15								No designations										

Langleybury Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LB1	Old Mill Road	0						LB1
LB2	Hunton Bridge Hill	0						LB2
LB3	Long Elms	0						LB3
LB4	The Garth	0						LB4
LB5	Gallows Hill and Gade View Gardens	0.3962	N/A	10	10	10		LB5
LB6	Hazelbury Avenue	0						LB6
LB7	Broomfield Rise	0						LB7
LB8	Hunton Bridge Hill	0						LB8
LB9	Bridge Road	0						LB9
LB10	Hazelwood Lane	0						LB10
LB11	Hunton Bridge Hill (duplicate of LB 08)	0						LB11
LB12	Langleybury	1.964	6	47	86	67		LB12
LB13	Langleybury	0						LB13
LB14	Furtherfield	0.509	14	17	27	22		LB14
LB15	Brakespeare PH, School Mead	0.257	3	11	18	14		LB15

Sites	Availability		Achievability			Deliverability / Developability		Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	
LB1								
LB2								
LB3								
LB4								
LB5				H	M-H	M	0-5 years	The site is currently a derelict 1960's collection of four storey flats with garages. Development costs are high due to demolition and excavation works associated with removal of the existing buildings. There are level changes on the site which may prove problematic for developers and access to the site is poor. The site lies in a medium value area and could prove attractive to a local or regional housebuilder. The precedent for developing at a higher density has been set by the existing buildings so potential site for apartments. Site assembly issues are likely to be easy given that the site is under single ownership and vacant. Pre-application discussions have been held in the past, and at present there is definite intention to develop.
LB6								
LB7								
LB8								
LB9								
LB10								
LB11								
LB12				M-H	M	M-H	6-10 years	The site is a vacant school premises with some period buildings and some 1950/60's, two storey school buildings. The site is liable to make a relatively high development cost due to demolition and remediation of existing school premises which are currently in a state of disrepair. One of the period buildings looks to be under renovation by Jarvis. The site would present an attractive prospect for a regional or national housebuilder. It is big enough to create its own market and its pleasant, rural surroundings. Potential planning constraints might be a reprovision of the education establishment, proximity to a working farm and potential greenfield challenges. Access would need to be improved if a large scale residential development were to be proposed. There are likely to be significant development costs associated with demolition and remediation of the former school premises. The site is likely to be able to provide a large scale housing development at various densities.

Langleybury Ward

LB14				M-H	M	M-H	6-10 years	The site is currently a depot building. The site is liable to make a relatively high development cost due to demolition of existing building. Potential planning constraints may include potential greenfield challenges.
LB15				M-H	M	M-H	0-5 years	The site is currently a pub building. The site is liable to make a relatively high development cost due to demolition of existing building. Developer intention exists.

Langleybury Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
LB1	Old Mill Road	0	0	0	0												LB1
LB2	Hunton Bridge Hill	0	0	0	0												LB2
LB3	Long Elms	0	0	0	0												LB3
LB4	The Garth	0	0	0	0												LB4
LB5	Gallows Hill and Gade View Gardens	0.3962	N/A	U	N	10	10									Subject to pre-app discussion. Will be re-developed entirely for social housing	LB5
LB6	Hazelbury Avenue	0	0	0	0												LB6
LB7	Broomfield Rise	0	0	0	0												LB7
LB8	Hunton Bridge Hill																LB8
LB9	Bridge Road		0														LB9
LB10	Hazelwood Lane			0	0												LB10
LB11	Hunton Bridge Hill (duplicate of LB 08)	0	0	0	0												LB11
LB12	Langleybury	1.964	6	G	N	47	86										LB12
LB13	Langleybury	0	0														LB13
LB14	Furtherfield	0.509	14	U	N			17	27								LB14
LB15	Brakespeare PH, School Mead	0.257	3	U	N	11	18										LB15
					Total Urban	21	28	17	27	0	0	0	0	0	0		
					Total Greenfield	47	86	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	68	114	17	27	0	0	0	0	0	0		

Leavesden Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
LV1	South East Abbots Langley	Open space and car parking adjacent to film studios		14.4	A	Greenbelt, previous factory/transport use (contamination?)		Site area reduced from 77.77ha to 14.4ha	LV1	Identified in Local Plan policy GB2. Unimplemented planning permission for office development	G	Y
LV2	Woodside Road	Field		4.29	A	Greenbelt, some TPOs			LV2		G	N
LV3	Bucknalls Lane	Farmland	Adjacent to waste transfer station at Waterdale	7.77	A	Greenbelt			LV3		G	N
LV4	Site off Mount Pleasant Lane	Open land			R	Greenbelt		Site does not abut any settlement. Therefore fails on Dacorum greenfield site suitability criteria.	LV4			

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
LB1	✓							In Green Belt.		✓				✓				Site is partially adjacent to two wildlife sites. Possible contamination
LB2	✓							In Green Belt.					✓					some TPOs
LB3	✓							In Green Belt.	✓									Site is in flood zones 2 and 3a.
LB4																		

Leavesden Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LV1	South East Abbots Langley	14.4	L	288	432	360		LV1
LV2	Woodside Road	4.29	6	103	189	146		LV2
LV3	Bucknalls Lane	7.77	L	194	272	233		LV3
LV4	Site off Mount Pleasant Lane							LV4



	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
LV1				M-H	M-L	M	6-10 years	The site has a multitude of uses including the outfield for Abbots Langley Aerodrome and assorted hangar facilities. The site also accommodates Leavesden Studios which is a fully operational entity and several other storage type warehouse facilities. The site also includes grass verge off the main A road that runs along the eastern perimeter of the site and also includes undeveloped green open space next to a recently developed residential scheme. The site has the ability to make its own market and provide large scale residential schemes. There is also potential for commercial developments along the eastern side of the site to mirror office development currently in existence. Developer intention exists.
LV2				M-H	L	M-L	6-10 years	The site is open greenfield land on the edge of a built up settlement. The site contains some woodland and the remainder of the site is open fields. A large site with potential for a large scale housing scheme. The site will be of interest to regional and national housebuilders. The site benefits from good access from the main road and is in close proximity to Junction 6 of the M1. There may be some ecological issues given that part of the site is covered by woodland. The site would constitute a natural extension of the town of Abbots Langley. The site would be large enough to develop its own market.
LV3				M	L	M-L	6-10 years	The site is currently open, greenfield land beside the M1 motorway being currently used for grazing animals, (horses). The site has good potential for redevelopment as it is large and would offer a potential regional or national builder a development opportunity. There is plenty of scope to implement a medium density residential scheme. Potential considerations when looking at developments are noise issues from the adjoining motorway and potential overlooking issues from the residential properties to the south of the site. There is a precedent for new residential development in the area with the site currently being built out to the south-east. The site suffers from having a poor access, currently routed through residential properties. There may be some issue with relocating the existing use which appears to be stables.
LV4								

Leavesden Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
LV1	South East Abbots Langley	14.4	L	G	Y			288	432								LV1
LV2	Woodside Road	4.29	12	G	N			103	189								LV2
LV3	Bucknalls Lane	7.77	L	G	N			194	272								LV3
LV4	Site off Mount Pleasant Lane																LV4
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	585	893	0	0	0	0	0	0		
					Total >5ha	0	0	482	704	0	0	0	0	0	0		
					Total	0	0	585	893	0	0	0	0	0	0		

Maple Cross Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial Accept	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
MC1	Buttlehide	Green open space and garage courts		0.338	A				MC1	Future Site identified in Capacity Study - residential redevelopment	U	N
MC2	Buttlehide	Garage courts and offstreet parking bays	Very well used and high density housing around		R			In active use for resident parking	MC2			
MC 3	Bradbury	Green space	Incidental space between flats		R			Retain amenity space	MC 3			
MC4	Pollards	Garages	Very well used and in good condition		R			In active use for resident parking	MC4			
MC5	11 Longcroft Road	Verge			R			Incompatible with existing building line	MC5			
MC6	Horselys	Garages and verge	Corner site with 4 garages and some green space		R			In active use for resident parking	MC6			
MC7	Behind 74 -132 Longcroft Road	Binn sheds, garages	Some functioning garages but others fenced off and derelict	0.09145	A				MC7		U	N
MC8	29 Longcroft Road	Verge and two garages	Corner site with 2 garages and some green space		R			Incompatible with existing building line	MC8			
MC9a-e	Corner garage sites around estates	Small garage courts	Parking in use		R			In active use for resident parking	MC9a-e			
MC10	Back lands to 123-133 Hornhill Road	Large back gardens	A series of long back gardens with potential for access from side road		R			Retain existing gardens	MC10			
MC 11	Between 60-120 Longcroft Road	Open space	Amenity space in front of flats		R			Amenity space inappropriate for development	MC 11			
MC12	Between 40-42 Longcroft Road	Garage Court	Residential		R			In active use for resident parking	MC12			
MC13	In front of 13-34 Pinchfield	Large green space	Green space overlooked by two blocks of 3 storey flats		R			Amenity space inappropriate for development	MC13			
MC 14,15,18	Lady Walk	Small garage courts	New(ish) build residential land out with parking courts housing fronts onto space previously built out of back gardens of council housing along Hornhill Road		R			In active use for resident parking	MC 14,15,18			
MC16	89 Denham Way	Rough ground	Used as informal parking for adjacent kennels		R			Required for access	MC16			
MC17	Denham Way Rec.	Car Park for sports field			R			In active community use - Park undergoing facilities expansion and upgrade	MC17			
MC19	Hazel Court	Car Park for Hazel Court	Residential car park		R			In active use for resident parking	MC19			

Maple Cross Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial Accept	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
MC20a	Oakhill Close	Garages & rough ground	Garages for flats above shops with derelict ground to rear	0.103	A			Has been previous application on part of this site. LPA minded to approve if a comprehensive plan to redevelop site & services formulated. Combine with MC20b. Extensive on street and in curtilage parking available.	MC20a	Future Site identified in Capacity Study - Residential development. Planning permission for 2 dwellings.	U	N
MC20b	Local Centre Denham Way	Garages	Row of garages adjacent to shops.		R			Merged with MC20a	MC20b			
MC21	The Cross, Chalfont Road/Denham Way	Pub-car park and garden		0.154	A				MC21		U	N
MC22	Industrial Estate	Established business park	HQ buildings under development		R			Under construction	MC22			
MC23	Behind 2 Pollards	Garage Court with rough ground to rear	Back yards/washing lines of 10-32 flat Pollards, very overlooked		R			In active use for resident parking	MC23			
MC24a	Bradbury	Verge	Corner site with mature sycamore on site		R			Incompatible with existing building line	MC24a			
MC24b	Woodwicks	Garage Court	In use for residents in surrounding 3 storey flats). No other on street parking for flats		R			In active use for resident parking	MC24b			
MC25	81a & b Hornhill Road	Large garden and backlands	Possible combination with backlands to 79 and 77. Appears that house has already been subdivided	0.291	A				MC25	Future Site identified in Capacity Study - Residential development. Appeal in progress for 5 dwellings.	U	N
MC 26	The Shiralee	Garage court	Garage court for privately owned residential properties		R			In active use for resident parking	MC 26			
MC27	Buttlehide - duplicate of MC01		Future Site identified in Capacity Study for residential development (infilling)		R			Duplicate of MC01	MC27			
MC28	Oakhill Close		Future Site identified in Capacity Study for residential development (infilling)		R			Duplicate of MC20a/b	MC28			
MC 29	Duplicate of MC 25				R			Duplicate of MC25	MC 29			

Maple Cross Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial Accept	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
MC30	Maple Lodge	Former sewage treatment and landfill uses		8.18	A	Greenbelt, floodzone on part of site, wildlife site adjacent, previously sewage treatment works (contamination?)		Original info shows site area to be 17.644, whereas GIS area is shown to be much smaller.	MC30	Identified in Local Plan policy GB4	G	Y
MC 31	West Hyde residential centre	Residential centre		0.14	A				MC 31		G	N

Site Ref.	Policy Constraints										Physical Constraints						
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
MC1	✓							Site is next to green belt.							✓		Public right of way running along edge of site.
MC2																	
MC 3																	
MC4																	
MC5																	
MC6																	
MC7	✓							Site is next to green belt.									
MC8																	
MC9a-e																	
MC10																	
MC 11																	
MC12																	
MC13																	
MC 14,15,18																	
MC16																	
MC17																	
MC19																	
MC20a	✓							Site is next to green belt.			✓		✓				Site next to locally important building. Poss TPO's?
MC20b																	
MC21	✓							Site is next to green belt.									
MC22																	
MC23																	
MC24a																	
MC24b																	
MC25								No designations									
MC 26																	
MC30	✓							Site is in green belt.	✓	✓				✓			Site is in flood zone 2. Site is next to wildlife site. Previously sewage treatment works (contamination?)

Site Ref.	Policy Constraints							Physical Constraints							
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
MC31	✓						Site is in green belt.	✓	✓						Site is close to a wildlife site. Site is close to a flood risk zone.

Maple Cross Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
MC1	Buttlehide	0.338	6	8	15	11		MC1
MC2	Buttlehide							MC2
MC 3	Bradbury							MC 3
MC4	Pollards							MC4
MC5	11 Longcroft Road							MC5
MC6	Horselys							MC6
MC7	Behind 74 -132 Longcroft Road	0.09145	5	3	6	5		MC7
MC8	29 Longcroft Road							MC8
MC9a-e	Corner garage sites around estates							MC9a-e
MC10	Back lands to 123-133 Hornhill Road							MC10
MC 11	Between 60-120 Longcroft Road							MC 11
MC12	Between 40-42 Longcroft Road							MC12
MC13	In front of 13-34 Pinchfield							MC13
MC 14,15,18	Lady Walk							MC 14,15,18
MC16	89 Denham Way							MC16
MC17	Denham Way Rec.							MC17
MC19	Hazel Court							MC19
MC20a	Oakhill Close	0.103	N/A	2	2	2		MC20a
MC20b	Local Centre Denham Way						Site combined with MC20a	MC20b
MC21	The Cross, Chalfont Road/Denham Way	0.154	12	2	4	3		MC21
MC22	Industrial Estate							MC22
MC23	Behind 2 Pollards							MC23
MC24a	Bradbury							MC24a
MC24b	Woodwicks							MC24b
MC25	81a & b Hornhill Road	0.291	4	1	3	2		MC25
MC 26	The Shiralee							MC 26
MC27	Buttlehide - duplicate of MC01							MC27
MC28	Oakhill Close							MC28
MC 29	Duplicate of MC 25							MC 29
MC30	Maple Lodge	8.18	L	205	286	245		MC30
MC 31	West Hyde residential centre	0.14	12	1	4	2		MC 31



Sites	Availability		Achievability			Deliverability / Developability		Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	
MC1				L	M	M	No phasing period	The site is currently open greenfield space. Some areas are wooded with some parking provision provided on the site. The site is unlikely to be able to offer significant residential development given planning issues related to overlooking and rights to light from existing nearby residential properties. The site will require extensive wooded area clearance and will need access improvements as current access is from a narrow residential street. Were the site come forward for development it is likely that a local housebuilder would develop the site. There may be potential local opposition to development given that any potential development on this site would restrict the views over open greenfield land from existing residences given that the site is situated at the edge of an existing settlement. There is some precedent for a flatted development in the area. Developer intention unknown.
MC2								
MC 3								
MC4								
MC5								
MC6								
MC7				H	L	M	No phasing period	The site is a row of existing parking garages which may come forward for development in association with the existing residential scheme. There is space to deliver potentially 9 or 10 residential dwellings in the remaining space to the south of the children's' playground. This development site is unlikely to come forward in the near future given the availability of other development sites and the relative new build nature of the children's' playground and accompanying residential scheme, also given the multiple ownerships of the parking garages and the cost of demolition of these garages. Developer intention unknown
MC8								
MC9a-e								
MC10								
MC 11								
MC12								
MC13								
MC 14,15,18								
MC16								
MC17								
MC19								

Maple Cross Ward

MC20a				M-H	M-L	M-L	0-5 years	The site is currently land behind an existing parade of shops which encompasses some vacant garages, some used garages and some storage open land behind the shopping parade. Development cost is set at medium to high because of the necessity for extensive demolition of existing garages and potential remediation of storage land to the rear of the shopping parade. The site is likely to be attractive to a potential mixed use or residential developer at a local level. Access to the site is difficult and is made down an unkept single track road. There is currently planning permission for 2 dwellings on the site.
MC20b								
MC21				M	M-L	M-L	No phasing period	The site includes a car park and gardens behind a pub. Developer intention unknown.
MC22								
MC23								
MC24a								
MC24b								
MC25				M	L	M	0-5 years	The site is currently the large back gardens of three detached residential properties as well as adjoining backland. The site is very unlikely to come forward for development in the near future given the private ownership of these gardens. There is currently no access to the site and an access will require demolition of existing buildings. The site is unlikely to be able to accommodate more than one or two additional residential buildings and any buildings that are developed here will suffer from planning constraints such as right to light and overlooking issues. Were a development like this to come forward it is likely to be developed by a local housebuilder. An appeal is currently in place for 5 dwellings.
MC 26								
MC27								
MC28								
MC 29								
MC30				L	M	M	6-10 years	The site is large and currently comprises a waste waterworks treatment facility and open green field space which abuts onto nearby farmland. The site is capable of providing a large scale residential development at low to medium densities. Potential planning issues may include development of green open space particularly in and around the Green Belt, relocation of the existing water treatment facility, overlooking from nearby residential development and potential access issues, as the current access is limited and on a concealed entrance from the main A road. The site is likely to prove attractive to regional and national housebuilders. The site is close to main A road routes and is close to the national motorway network. Developer intention exists.

Maple Cross Ward

MC 31				M	M	H	6-10 years	<p>This site is part of a residential centre on Old Uxbridge Road between West Hyse and Maple Cross looking out to the lake. This a very attractive rural location with scenic views. It is also has good links to the M25. Development costs would include the demolition of the existing structures. There may be policy issues due it location within the Gren Belt. There is low level residential development just to the south of the site- residential development could be provided in the medium term. The site was put forward by Herts County Council.</p>
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Maple Cross Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
MC1	Buttlehide	0.338	6	U	N									8	15		MC1
MC2	Buttlehide																MC2
MC 3	Bradbury																MC 3
MC4	Pollards																MC4
MC5	11 Longcroft Road																MC5
MC6	Horselys																MC6
MC7	Behind 74 -132 Longcroft Road	0.09145	5	U	N									3	6		MC7
MC8	29 Longcroft Road																MC8
MC9a-e	Corner garage sites around estates																MC9a-e
MC10	Back lands to 123-133 Hornhill Road																MC10
MC 11	Between 60-120 Longcroft Road																MC 11
MC12	Between 40-42 Longcroft Road																MC12
MC13	In front of 13-34 Pinchfield																MC13
MC 14,15,18	Lady Walk																MC 14,15,18
MC16	89 Denham Way																MC16
MC17	Denham Way Rec.																MC17
MC19	Hazel Court																MC19
MC20a	Oakhill Close	0.103	N/A	U	N	2	2										MC20a
MC20b	Local Centre Denham Way																MC20b
MC21	The Cross, Chalfont Road/Denham Way	0.154	12	U	N									2	4		MC21
MC22	Industrial Estate																MC22
MC23	Behind 2 Pollards																MC23
MC24a	Bradbury																MC24a
MC24b	Woodwicks																MC24b
MC25	81a & b Hornhill Road	0.291	4	U	N	1	3										MC25
MC 26	The Shiralee																MC 26
MC27	Buttlehide - duplicate of MC01																MC27
MC28	Oakhill Close																MC28
MC 29	Duplicate of MC 25																MC 29
MC30	Maple Lodge	8.18	L	G	Y			205	286								MC30
MC 31	West Hyde residential centre	0.14	12	G	N			1	4								MC 31
					Total Urban	3	5	0	0	0	0	0	0	13	24		
					Total Greenfield	0	0	206	290	0	0	0	0	0	0		
					Total >5ha	0	0	205	286	0	0	0	0	0	0		
					Total	3	5	206	290	0	0	0	0	13	24		

## Northwick Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial/ Accept	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
NW1	Markeson Green	Green verge and car parking	Residential, spaces in front of residences - trees		R			Fronting issues, amenity space inappropriate for development	NW1			
NW2	Prestick Road	Open land, garage court and pub	Rear of residential properties	0.231	A				NW2	Future Site identified in Capacity Study - residential	U	N
NW3	Prestwick Road	Allotment Gardens			R			Retain allotments - no access	NW3			
NW4	Northwick Road	Green verge	Corner site on main road. Some trees, no side window		R			Incompatible with existing building line	NW4			
NW5	Bristol Green/ Northwick Road	Green space and car parking	Area in front of residential property		R			Retain amenity space	NW5			
NW6	Clitheroe Gardens	Car parking			R			No alternative parking. In active community use	NW6			
NW7	Seacroft Gardens	Green space	Residential		R			Well kept overlooked, amenity space inappropriate for development	NW7			
NW8	Seacroft Gardens	Clitheroe club and car park	Residents' club		R			Active use, good condition	NW8			
NW9	Oxhey Drive	Garage court & car park	Garage court in good condition. Parking for local centre very active	0.5085	A			Opportunity for consolidation of centre, retaining parking with development on a deck over (link with NW12)	NW9	Future Site identified in Capacity Study - residential redevelopment	U	N
NW10	Oxhey Drive	Green space	In front of flats - 3 storey		R			Overlooking issues. Amenity space inappropriate for development	NW10			
NW11	Henbury Way	Green space			R			Amenity space inappropriate for development	NW11			
NW12	Henbury Way	Baden Hall/Scout Hut	In use but poor condition		R			Combined with NW9	NW12			
NW13	Henbury Way	William Morris Labour Club	Community centre		R			In active community use	NW13			
NW14	Henbury Way	Kingdom Hall	Place of worship, well maintained		R			In active community use	NW14			
NW15	Bridlington Road	Car parking and green space.	Trees on site, well used local facilities		R			TPOs on site	NW15			
NW16	Fairfield Avenue	Green verge			R			Amenity space inappropriate for development	NW16			
NW17	Gosforth Lane	Green space	Large site		R			Amenity space inappropriate for development	NW17			
NW18	Ferryhills Close/Fairfield Avenue	green space and parking			R			Amenity space inappropriate for development	NW18			

## Northwick Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial/ Accept	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
NW19	Gosforth Lane	Green space	large site adjacent to residential properties and community centre		R			Rejected as it was a condition of the Leisure Centre adjacent permission that this site was to be retained as amenity space	NW19			
NW20	Lincoln Drive	Car parking			R			In active community use	NW20			
NW21	Matlock Cres	Green space	Greenspace behind residential properties		R			Retain amenity space	NW21			
NW22	Ainsdale road	Green verge			R			Incompatible with existing building line	NW22			
NW23	Otley Way	Garage court	Good condition		R			In active community use	NW23			
NW24	Oxhey Drive	Church hall adjacent to church	Good condition		R			In active community use	NW24			
NW25	Ballater Close	Green space and parking			R			Amenity space inappropriate for development	NW25			
NW26	Chilwell Gardens	Green space	Large space to rear of new residential flats		R			TPOs on site	NW26			
NW27	Chilwell Gardens	Allotment	At rear of residences, no access		R			Access issues and in active community use	NW27			
NW28	Fleetwood Way	Garage court	In reasonable condition		R			In active community use	NW28			
NW29	Murfield Green	Green space and car parking	Area in front of residential property		R			Amenity space inappropriate for development	NW29			
NW30	Redwood Close	Parking court			R			In active community use	NW30			
NW31	Altham Gardens		Large housing alloc.		R			Built out; 118 houses and apartments	NW31			
NW32	Maylands Road	Drives/Parking for residents			R			Amenity space inappropriate for development	NW32			
NW33	Chilwell Gardens	Verge	Narrow green verge at side of residences	0.031	A			No overlooking issues	NW33		U	N
NW34	Oxhey Drive	Residential development	Former garage courts, now new residences, 4-5 dwellings		R			Built out	NW34			
NW35	Murfield Road	Green verge and parking area			R			Incompatible with existing building line	NW35			
NW36	Prestwick Road - duplicate of NW 2/3		Future Site identified in Capacity Study for residential redevelopment		R			Duplicate of NW2/3	NW36			
NW37	Oxhey Drive -duplicate of NW 9		Future Site identified in Capacity Study for residential development (infill)		R			Duplicate of NW 9	NW37			
NW38	Gosforth Lane - duplicate of NW 19		Future Site identified in Capacity Study for new residential development		R			Duplicate of NW19	NW38			
NW39	Little Furze School	Disused primary school		3.56	A	Greenbelt, adjacent to LNR and Wildlife Site		Land in ownership of HCC who have put it forward for development.	NW39		G	Y
NW40	Oxhey drive		Social Services Centre. Application in for temporary use as library.	0.11	R			Submitted by HCC. Now merged into site NW42 as suggested by TRDC.	NW40		U	N

Northwick Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial/ Accept	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
NW41	Anson House, Northwick Road	Day centre		0.55	A				NW41		U	N
NW42	Oxhey Drive	Police station, healthcare and Council Offices		0.75	A				NW42		U	N

Site Ref	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
NW1																		
NW2								No designations										
NW3																		
NW4																		
NW5																		
NW6																		
NW7																		
NW8																		
NW9								No designations										
NW10																		
NW11																		
NW12																		
NW13																		
NW14																		
NW15																		
NW16																		
NW17																		
NW18																		
NW19																		
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NW22																		
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NW24																		
NW25																		
NW26																		
NW27																		
NW28																		
NW29																		
NW30																		
NW31																		
NW32																		
NW33								No designations										



Site Ref	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
NW34																		
NW35																		
NW39	✓							Site is in the Green Belt.	✓	✓					✓			Site is next to a Local Nature Reserve and ancient woodland. Site is next to a wildlife site. Public right of way runs along edge of site.
NW40																		
NW41								No designations										
NW42								No designations										

Northwick Ward

Site Ref	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
NW1	Markeson Green							NW1
NW2	Prestick Road	0.231	2	8	14	11		NW2
NW3	Prestwick Road							NW3
NW4	Northwick Road							NW4
NW5	Bristal Green/ Northwick Road							NW5
NW6	Clitheroe Gardens							NW6
NW7	Seacroft Gardens							NW7
NW8	Seacroft Gardens							NW8
NW9	Oxhey Drive	0.5085	13	54	72	63		NW9
NW10	Oxhey Drive							NW10
NW11	Henbury Way							NW11
NW12	Henbury Way							NW12
NW13	Henbury Way							NW13
NW14	Henbury Way							NW14
NW15	Bridlington Road							NW15
NW16	Fairfield Avenue							NW16
NW17	Gosforth Lane							NW17
NW18	Ferryhills Close/Fairfield Avenue							NW18
NW19	Gosforth Lane							NW19
NW20	Lincoln Drive							NW20
NW21	Matlock Cres							NW21
NW22	Ainsdale road							NW22
NW23	Otley Way							NW23
NW24	Oxhey Drive							NW24
NW25	Ballater Close							NW25
NW26	Chilwell Gardens							NW26
NW27	Chilwell Gardens							NW27
NW28	Fleetwood Way							NW28
NW29	Murfield Green							NW29
NW30	Redwood Close							NW30
NW31	Altham Gardens							NW31
NW32	Maylands Road							NW32
NW33	Chilwell Gardens	0.031	3	1	2	2		NW33
NW34	Oxhey Drive							NW34
NW35	Murfield Road							NW35
NW36	Prestwick Road - duplicate of NW 2/3							NW36
NW37	Oxhey Drive -duplicate of NW 9							NW37
NW38	Gosforth Lane - duplicate of NW 19							NW38
NW39	Little Furze School	3.56	8	114	178	146		NW39
NW40	Oxhey drive							NW40
NW41	Anson House, Northwick Road	0.55	5	21	35	28		NW41
NW42	Oxhey Drive	0.75	7	47	79	63		NW42

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
NW1								
NW2				M	M-L	L	No phasing period	This is as 1970's pub called the Dick Whittington and also an area of garages behind the pub. There is no obvious intention to develop. It is likely to be in at least two different ownerships and there are likely to be long leasehold interests in the garages to the rear. The pub is in active use and therefore would require relocation of the business which may be an additional cost to development. A new access would need to be created off the main road. The two ownerships would need to be amalgamated. The character of the area is detached and semi-detached, 1970's housing. Subject to all issues being resolved, this site should be capable of providing a M-H density development of flats and houses. Of interest to both local and regional housebuilders. Developer intention unknown.
NW3								
NW4								
NW5								
NW6								
NW7								
NW8								
NW9				L-M	M	L	6-10 years	This is a garage block and large car park associated with a neighbourhood shopping parade. It is likely to be in single ownership, however, there may be long leasehold interests in the garages. There may be issue with loss of parking, however, if this can be overcome by re-provision elsewhere, or consolidating the car park into a smaller footprint with two levels - then this site would be capable of providing a medium to high density development. Car park looks to be very well used, therefore, there may be problems with loss of car parking. Adjacent Scout Hut: Small scout hut in the middle of a housing estate. Looks to still be in active use. Development of this site would constitute loss of community use which would need to be re-provided and this would therefore add to cost of development and there may also be local opposition and there may also be policy objections to development here. The site looks to include an electricity sub-station which may need to be re-located and therefore adds to development cost. Preliminary investigations about bringing the site forward for development.
NW10								
NW11								
NW12								
NW13								
NW14								

Northwick Ward

NW15								
NW16								
NW17								
NW18								
NW19								
NW20								
NW21								
NW22								
NW23								
NW24								
NW25								
NW26								
NW27								
NW28								
NW29								
NW30								
NW31								
NW32								
NW33				L	M	L-M	No phasing period	Small patch of grass in a corner of two roads within a Council Estate. There is no obvious intention to develop. Likely to be in single ownership. The site is previously undeveloped area of grassland and therefore costs will be low. It will be capable of providing one, possibly two dwellings, however, there may be issues with overlooking adjacent house. There may be planning policy objections in relation to a change in the character of the area due to the loss of open space. There may also be some local opposition to development on the site. Subject to these issues being resolved, it has good access to the roads and provides one or two houses.
NW34								
NW35								
NW36								
NW37								
NW38								
NW39				M	M-H	L-M	6-10 years	This is a school. Site is in single ownership and has been put forward by the landowner (Herts County Council). The school looks to be disused, therefore potential for the site to come forward for development. It is a large site surrounded by open land, therefore, there may be policy and local objections to development. The site is of a size that could create its own value and would provide a M-H density development. It would be of interest to regional and national housebuilders.
NW40								
NW41				M	M-L	M	No phasing	Site suggested by 3RDC. In active use as a day centre. Costs associated with demolition/redevelopment. No known intention to develop, but may be suitable for housing in the future.
NW42				M-H	M	M-H	6-10 years	Site currently used for police station, health centre and Council offices, but possible opportunity for redevelopment for consolidation of site to include residential uses as well. Cost of redevelopment could be fairly high. There is some intention to move this forwards in the 6-10 year phase.

Northwick Ward

Site Ref	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
NW1	Markeson Green																NW1
NW2	Prestick Road	0.231	2	U	N									8	14		NW2
NW3	Prestwick Road																NW3
NW4	Northwick Road																NW4
NW5	Bristol Green/ Northwick Road																NW5
NW6	Clitheroe Gardens																NW6
NW7	Seacroft Gardens																NW7
NW8	Seacroft Gardens																NW8
NW9	Oxhey Drive	0.5085	13	U	N			54	72								NW9
NW10	Oxhey Drive																NW10
NW11	Henbury Way																NW11
NW12	Henbury Way																NW12
NW13	Henbury Way																NW13
NW14	Henbury Way																NW14
NW15	Bridlington Road																NW15
NW16	Fairfield Avenue																NW16
NW17	Gosforth Lane																NW17
NW18	Ferryhills Close/Fairfield Avenue																NW18
NW19	Gosforth Lane																NW19
NW20	Lincoln Drive																NW20
NW21	Matlock Cres																NW21
NW22	Ainsdale road																NW22
NW23	Otley Way																NW23
NW24	Oxhey Drive																NW24
NW25	Ballater Close																NW25
NW26	Chilwell Gardens																NW26
NW27	Chilwell Gardens																NW27
NW28	Fleetwood Way																NW28
NW29	Murfield Green																NW29
NW30	Redwood Close																NW30
NW31	Altham Gardens																NW31
NW32	Maylands Road																NW32
NW33	Chilwell Gardens	0.031	3	U	N									1	2		NW33
NW34	Oxhey Drive																NW34
NW35	Murfield Road																NW35
NW36	Prestwick Road - duplicate of NW 2/3																NW36
NW37	Oxhey Drive -duplicate of NW 9																NW37
NW38	Gosforth Lane - duplicate of NW 19																NW38
NW39	Little Furze School	3.56	8	G	Y			114	178								NW39
NW40	Oxhey drive																NW40
NW41	Anson House, Northwick Road	0.55	5	U	N									21	35		NW41
NW42	Oxhey Drive	0.75	7	U	N			47	79								NW42
					Total Urban	0	0	101	151	0	0	0	0	30	51		
					Total Greenfield	0	0	114	178	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		

Northwick Ward

					Total	0	0	215	329	0	0	0	0	30	51	
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Oxhey Hall Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
OH1	Silk Mill Court	Garage court	Garage court in use but average condition		R			Parking provision must be retained.	OH1			
OH2	Silk Mill Road	Green space	Space in front of residential properties		R			Amenity space inappropriate for development	OH2			
OH3	off Russell Way	Caravan Park	In good condition		R			Existing residential area	OH3			
OH4	Brookside Road	Green space with play area			R			Amenity space inappropriate for development	OH4			
OH5	off Silk Mill Road	Garage court			R			In active community use	OH5			
OH6	Oxhey Hall, Broomfield Lane	Community facilities	Community Centre, tennis court & car parking		R			Poor access and in active community use	OH6			
OH7	The Oaks	Green Space	Large slightly overgrown site with some mature trees. Cycle route runs through site.		R			Retain amenity space	OH7			
OH8	Anthony Close	Large green verge	Space in front of residential properties. Some used for parking		R			Amenity space inappropriate for development	OH8			
OH9	Beaulieu Close	Parking area & garage court			R			In active community use	OH9			
OH10	off Anthony Close	Garage court	Garage courts for surrounding flats		R			In active community use	OH10			
OH 11	Green Lane	'Pavilion', car park for pub & open space	Active but substantial car park of around 100 spaces	0.98	A	Green belt		Site is in the Green Belt	OH 11		U	N
OH12	South Oxhey Playing Fields, Prestwick Road	Playing fields	Well maintained		R			Retain use as playing fields, no known intentions to develop.	OH12			
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road	Golf driving range			R			Greenbelt and nature reserve. Site does not abut any urban settlement.	OH13			
OH14	Highland	Housing Alloc site 24	Built out with mix of new & old flats, houses & bungalows.		R			Built out	OH14			
OH15	Brookside Road	Housing alloc site			R			Built out	OH15			
OH16	West Oxhey Hall	Gardens / open land			R			Wildlife site and public open space. Access and ownership issues. Retain existing housing.	OH16			
OH 17	The Fairway	residential home		0.3369	A				OH 17		U	N

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
OH1																		
OH2																		
OH3																		
OH4																		
OH5																		
OH6																		
OH7																		
OH8																		
OH9																		
OH10																		
OH11	✓							Site is in green belt.										
OH12																		
OH13																		
OH14																		
OH15																		
OH16																		
OH17	✓							Site is close to green belt.										



Oxhey Hall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
OH1	Silk Mill Court							OH1
OH2	Silk Mill Road							OH2
OH3	off Russell Way							OH3
OH4	Brookside Road							OH4
OH5	off Silk Mill Road							OH5
OH6	Oxhey Hall, Broomfield Lane							OH6
OH7	The Oaks							OH7
OH8	Anthony Close							OH8
OH9	Beaulieu Close							OH9
OH10	off Anthony Close							OH10
OH 11	Green Lane	0.98	2	33	60	47		OH 11
OH12	South Oxhey Playing Fields, Prestwick Road							OH12
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road							OH13
OH14	Highland							OH14
OH15	Brookside Road							OH15
OH16	West Oxhey Hall							OH16
OH 17	The Fairway	0.3369	9	14	32	23		OH 17

Oxhey Hall Ward

Sites	Availability		Achievability			Deliverability / Developability		Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	
OH1								
OH2								
OH3								
OH4								
OH5								
OH6								
OH7								
OH8								
OH9								
OH10								
OH 11				L	L	M	No phasing period	This is a small car park associated with the golf course and a pub called The Pavilion. The car park is not very well used during the day and there is no obvious intention to develop. It is likely to be in single ownership. It is in a low value area. This site is likely to come forward in conjunction with OH12, therefore the same issues will apply.
OH12								
OH13								
OH14								
OH15								
OH16								
OH 17				M	M	M-H	0-5 years	Residential home. Site put forward by Herts County Council. Attractive development site. Possible costs associated with demolition.

Oxhey Hall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
OH1	Silk Mill Court																OH1
OH2	Silk Mill Road																OH2
OH3	off Russell Way																OH3
OH4	Brookside Road																OH4
OH5	off Silk Mill Road																OH5
OH6	Oxhey Hall, Broomfield Lane																OH6
OH7	The Oaks																OH7
OH8	Anthony Close																OH8
OH9	Beaulieu Close																OH9
OH10	off Anthony Close																OH10
OH 11	Green Lane	0.98	2	U	N									33	60		OH 11
OH12	South Oxhey Playing Fields, Prestwick Road																OH12
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road																OH13
OH14	Highland																OH14
OH15	Brookside Road																OH15
OH16	West Oxhey Hall																OH16
OH 17	The Fairway	0.3369	9	U	N	14	32										OH 17
					Total Urban	14	32	0	0	0	0	0	0	33	60		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	14	32	0	0	0	0	0	0	33	60		

Penn Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
P1	The Queens Drive	Garage court	Very large garage court in use	0.114	A			Adjacent houses have created in curtilage parking and roads could provide limited on street parking.	P1		U	N
P2	139 The Queens Drive	Verge	Side verge - telegraph pole on it + electricity substation to rear.		R			Retain existing verge and garage	P2			
P3	Edinburgh Avenue	Verge	Side verge in estate which was originally social housing		R			Incompatible with existing building line	P3			
P4	Quickwood Close	Garage Courts	In use		R			Need to retain access to backs of houses	P4			
P5	Aldbury Road	Grass verge and parking	Grass verge and parking - parking well used even in day, and roads quite narrow for on-street parking.		R			In active use for resident parking	P5			
P6	Ivinghoe Road	Large grass verge with 2 trees	Residential		R			Retain existing verge	P6			
P7	Oakfield	Garage Court	Residential		R			Site constraints	P7			
P8	Oakfield	Green open space	Enclosed grassy space with tree - used for informal play.		R			Too tight, overlooking	P8			
P9	Oakfield	Verge	Behind bustop enclosed by hedges		R			Too tight	P9			
P10	Oakfield	Verge	Side verge with mature tree. No side window to adjacent property		R			Incompatible with existing building line	P10			
P11	Chiltern Drive/Ashleys	Verge	Grass verge slightly sloping to road		R			Retain existing verge	P11			
P12	Williamson Way	New Residential property			R			Retain existing residential	P12			
P13	To rear of 231 Uxbridge Road	Office and car park	Front and rear car park as well as historic office building		R	231 Uxbridge Road is listed		Development in curtilage of listed building. Therefore rejected.	P13			
P14	90 Uxbridge Road	Fairway tyre and auto services		0.086	A			Viable business	P14		U	N
P15	Vine St, Peters Close	Garage Courts to Vine Tree Court	Providing parking not easily accommodated by narrow residential streets		R			In active use for resident parking	P15			
P16	55 Church Lane	Garden/open land?	Not possible to view		R			Retain existing garden	P16			
P17	St. Peters School	Playground			R			In use by school	P17			
P18	1 Middleton Road	Verge	Large side garden to a semi-detached house with garage.		R			Incompatible with existing building line	P18			
P19	Beauchamp Gardens	Garage Court	Garage in privately owned development		R			In active use for resident parking	P19			
P20	Beauchamp Gardens	Garage Court	Garage in privately owned development large development site to rear		R			In active use for resident parking	P20			
P21	Tudor Way	Garage court	Appear in use, some graffiti		R			In active use for resident parking	P21			
P22	Happy Man Public House. Berry Lane	Pub	Pub car park	0.150	A			Development interest expressed	P22		U	N

Penn Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
P23	Church Lane, Penn	Open space adjacent to community centre	Community centre is a partly prefab building.	0.500	A			May be an opportunity for comprehensive redevelopment using planning gain supplement to provide upgraded facility.	P23		U	N
P24	Beauchamp Gardens	Open space	Grassy patch to N. of carpark		R			Amenity space inappropriate for development	P24			
P25	Tudor Way	Open space	Green open space surrounded by housing - grassland some been taken for car parking		R			Amenity space inappropriate for development	P25			
P26	Windsor Way	Garages Courts	Garages Courts reached through service route to rear of Middleton Way and Tudor Way, largely in use but not in good condition.		R			In active use for resident parking	P26			
P27	Chiltern Drive	Vacant plot	Possibly former carparking now gated and locked overgrown and rubbish strewn.	0.074	A				P27		U	N
P28	Chiltern Drive	Back garden	Large back garden - appears separated from main house by wall		R			Retain existing garden	P28			
P29	Chiltern Way/Coombe Hill Road	Verge	Grass verge slightly sloping.		R			Amenity space inappropriate for development	P29			
P30	Edinburgh Ave	Garage Court	In use some graffiti		R			In active use for resident parking	P30			
P31	Edinburgh Ave (41 + 48)	Grass verges - immature tree on each	Grass verges - immature tree on each with side access to adjacent properties		R			Incompatible with existing building line	P31			
P32	Ashleys	Garage	Less well kept - original doors still in place.	0.082	A			Accept as garages in poor condition	P32		U	N
P33	67 Chiltern Drive	Garage Court	Not great condition mainly without locks. Some older wooden garages	0.067	A			Accept as garages in poor condition, possibly extend to include adjacent back garden	P33		U	N
P34	The Bucklands, off Berry Lane	Garage Court - in use.	Narrow access road with parked cars		R			Garage courts in use, overlooking issues	P34			
P35	The Queens Drive	Open space	Large open space behind houses backing onto M25	0.680	A			Outline planning permission for 56 flats refused, revised proposals currently being proposed.	P35		U	N
P36	Beauchamp Gardens	Allocated housing site			R			Built out	P36			

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
P1	✓							Site adjacent to green belt.		✓							Site on edge of wildlife site.
P2																	
P3																	
P4																	
P5																	
P6																	
P7																	
P8																	
P9																	
P10																	
P11																	
P12																	
P13																	
P14								No designations									
P15																	
P16																	
P17																	
P18																	
P19																	
P20																	
P21																	
P22								No designations									
P23								No designations									
P24																	
P25																	
P26																	
P27	✓							Site quite close to green belt.									
P28																	
P29																	
P30																	
P31																	
P32														✓		site	

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
P33								No designations										
P34																		
P35	✓							Site is on edge of the Green Belt.							✓			Public rights of way affect the edge of the site.
P36																		

Penn Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
P1	The Queens Drive	0.114	8	4	6	5		P1
P2	139 The Queens Drive							P2
P3	Edinburgh Avenue							P3
P4	Quickwood Close							P4
P5	Aldbury Road							P5
P6	Ivinghoe Road							P6
P7	Oakfield							P7
P8	Oakfield							P8
P9	Oakfield							P9
P10	Oakfield							P10
P11	Chiltern Drive/Ashleys							P11
P12	Williamson Way							P12
P13	To rear of 231 Uxbridge Road							P13
P14	90 Uxbridge Road	0.0855	9	4	8	6		P14
P15	Vine St, Peters Close							P15
P16	55 Church Lane							P16
P17	St. Peters School							P17
P18	1 Middleton Road							P18
P19	Beauchamp Gardens							P19
P20	Beauchamp Gardens							P20
P21	Tudor Way							P21
P22	Happy Man Public House. Berry Lane	0.15	2	5	9	7		P22
P23	Church Lane, Penn	0.5	11	19	37	28		P23
P24	Beauchamp Gardens							P24
P25	Tudor Way							P25
P26	Windsor Way							P26
P27	Chiltern Drive	0.074	10	3	4	4		P27
P28	Chiltern Drive							P28
P29	Chiltern Way/Coombe Hill Road							P29
P30	Edinburgh Ave							P30
P31	Edinburgh Ave (41 + 48)							P31
P32	Ashleys	0.082	3	3	6	5		P32
P33	67 Chiltern Drive	0.067	14	2	4	3		P33
P34	The Bucklands, off Berry Lane							P34
P35	The Queens Drive	0.68	2	23	41	32		P35
P36	Beauchamp Gardens							P36



	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
P1				M	M	M	No phasing period	The site is currently a set of garages set around a tarmaced forecourt. Access to the site is from a residential road. There are likely to be some issues around loss of parking amenity for local residential development. The site will be capable of accommodating several residential dwellings all at low density, probably two storeys. Potential planning issues regarding overlooking from nearby residential development and rights to light issues. Medium cost associated with demolition of existing garage structures. The site is in very close proximity to the M25 motorway and therefore residential dwellings built here may suffer adversely from extensive road noise. Were the site to come forward for residential development, it is likely that a local housebuilder would develop the site out. Developer intention not known.
P2								
P3								
P4								
P5								
P6								
P7								
P8								
P9								
P10								
P11								
P12								
P13								
P14				H	L	M	No phasing period	The site is currently Fairway Tyres and Auto Services centre and is fully operational. This may present issues around loss of employment. Cost assessment is high due to potential land remediation costs associated with the servicing of automobiles. The site benefits from good access from the main road and would be capable of accommodating a small residential scheme of approx. 6 units at two storeys and at a lower density. The site is unlikely to come forward for development in the near future given the fully operational status of the current use and potential land remediation costs. Were the site to come forward for development it is likely that a local housebuilder would develop the site. Developer intentions unknown.
P15								
P16								
P17								
P18								
P19								
P20								
P21								

P22				M-H	L	M	0-5 years	The site is currently the burnt out and derelict remains of the Tudor Inn Public House. The site occupies a very prominent corner site and offers good access for any potential residential developer. Site costs are higher due to ground contamination due to fire and demolition of the remainder of the building. The site is likely to be able to accommodate flatted development given the positioning as a corner site. The site is likely to be developed by a local housebuilder. Possible planning issues from surrounding residential properties include rights to light and overlooking. Surrounding residential development is all low density, therefore, a low density development either flatted or homes is envisaged. The site is currently boarded off and potentially being prepared for demolition. If this is the case, then the site could potentially be moved to a development timescale of 0-5 years. Capacity estimate reflects mixed use rather than solely residential potential.
P23				H	L	M	No phasing period	The site is currently in use as the Chorley Wood Community Centre and as such there are number of issues that may constrain residential development. Cost is high due to the cost of demolition of the existing building. The site will be capable of providing a medium scale residential development at low to medium densities. The site is close to local shops and has relatively good access from the local road network. Site likely to be attractive to a regional or local housebuilder. Potential planning issues include overlooking from nearby residential properties and rights to light issues. Potential for flatted development at the location as precedent is set by height and massing of the existing community centre. The existing building may lend itself to residential conversation as well as new build development. The site is in close proximity to local schools and therefore may suit family style housing. Owners' intentions unknown.
P24								
P25								
P26								
P27				L	M-H	M	No phasing period	The site is currently a underused car park sitting on the corner of two residential streets. The car park has been gated off to limit access. Were the site to come forward for development, there are likely to be planning issues regarding rights to light and overlooking issues. Ownership of the site is likely to be in single ownership, Council potentially. Were the site to come forward for development, it is likely to be a low density residential development of three to four residential units at 2/3 storeys. The site is likely to be developed out by local housebuilder. Access to the site is good as it is on the junction of two roads. Precedent for some flatted development is set out on the site opposite. Developer intentions unknown.
P28								
P29								
P30								
P31								
P32				M	M	M	No phasing period	The site is currently a set of garages set around a tarmaced forecourt. Access to the site is from a residential road. There are likely to be some issues around loss of parking amenity for local residential development. The site will be capable of accommodating several residential dwellings all at low density, probably two storeys. Potential planning issues regarding overlooking from nearby residential development and rights to light issues. Medium cost associated with demolition of existing garage structures. The site is in very close proximity to the M25 motorway and therefore residential dwellings built here may suffer adversely from extensive road noise. Were the site to come forward for residential development, it is likely that a local housebuilder would develop the site out. Developers intentions unknown.

P33				M	M	M	No phasing period	The site is currently a set of garages set around a tarmaced forecourt. Access to the site is from a residential road. There are likely to be some issues around loss of parking amenity for local residential development. The site will be capable of accommodating several residential dwellings all at low density, probably two storeys. Potential planning issues regarding overlooking from nearby residential development and rights to light issues. Medium cost associated with demolition of existing garage structures. The site is in very close proximity to the M25 motorway and therefore residential dwellings built here may suffer adversely from extensive road noise. Were the site to come forward for residential development, it is likely that a local housebuilder would develop the site out. Developer intentions unknown.
P34								
P35				L	M	M	0-5 years	The site is currently open green space between rear gardens of residential property and land abutting M25 motorway. Access to the site is limited from the main road. The site would have to be accessed through grounds of the Chorley Wood Club. The site is large enough to accommodate a medium sized residential development scheme. The site is cleared land so relatively little land preparation costs, although the site does have a significant slope. Values for any residential property developed here are likely to be affected by the extremely close proximity of the M25 motorway. Potential planning issues regarding overlooking and rights to light from nearby surrounding residential properties. Were the site to come forward for development, it is likely that a regional or local housebuilder would develop the site. Development needs to take account of Highways Agency access to the M25.
P36								

Penn Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
P1	The Queens Drive	0.114	8	U	N									4	6		P1
P2	139 The Queens Drive																P2
P3	Edinburgh Avenue																P3
P4	Quickwood Close																P4
P5	Aldbury Road																P5
P6	Ivinghoe Road																P6
P7	Oakfield																P7
P8	Oakfield																P8
P9	Oakfield																P9
P10	Oakfield																P10
P11	Chiltern Drive/Ashleys																P11
P12	Williamson Way																P12
P13	To rear of 231 Uxbridge Road																P13
P14	90 Uxbridge Road	0.0855	9	U	N									4	8		P14
P15	Vine St, Peters Close																P15
P16	55 Church Lane																P16
P17	St. Peters School																P17
P18	1 Middleton Road																P18
P19	Beauchamp Gardens																P19
P20	Beauchamp Gardens																P20
P21	Tudor Way																P21
P22	Happy Man Public House. Berry Lane	0.15	2	U	N	5	9										P22
P23	Church Lane, Penn																P23
P24	Beauchamp Gardens																P24
P25	Tudor Way																P25
P26	Windsor Way																P26
P27	Chiltern Drive	0.074	10	U	N									3	4		P27
P28	Chiltern Drive																P28
P29	Chiltern Way/Coombe Hill Road																P29
P30	Edinburgh Ave																P30
P31	Edinburgh Ave (41 + 48)																P31
P32	Ashleys	0.082	3	U	N									3	6		P32
P33	67 Chiltern Drive	0.067	14	U	N									2	4		P33
P34	The Bucklands, off Berry Lane																P34
P35	The Queens Drive	0.68	2	U	N	23	41										P35
P36	Beauchamp Gardens																P36
					Total Urban	28	51	0	0	0	0	0	0	16	27		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	28	51	0	0	0	0	0	0	16	27		

## Rickmansworth Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
R1	Bury Lane	Garden	Well kept, surrounded by shops, banks and business centre -		R			Some TPO's. Site is in flood zone 2, 3a and 3b.	R1			
R2	Old Vicarage, Church Street	Car park	Well maintained, surrounded by shops, bank and business centre		R			In active use for town centre parking	R2			
R3	28 Bury Lane / Northway	Business car park	Parking has spaces for 5 cars.		R			Retain active parking	R3			
R4	30 Northway	Car parking, back yard	6 parking spaces, entrance in southern part of site		R			Retain active parking	R4			
R5	The Coach House behind 36 Church Street	Council Car Park	Short term		R			Subject to parking review. Site is flood zones 2,3a and 3b.	R5			
R6	Talbot Road	Three Rivers DC Car park	Surrounded by offices and residential		R			Well used t/c car park	R6			
R7	Talbot Road	Three Rivers DC Car park	Surrounded by business centre, offices and residential - well used		R			Well used t/c car park	R7			
R8	Talbot Road	Three Rivers DC Car park-extension of R7	Used to service theatre/museum/offices		R			Well used t/c car park	R8			
R9	Langwood House, High Street	Car Park	Well kept car park servicing office block. Office block also in site	0.171	A			Informal discussions have been held. Expectation that commercial uses would remain on the ground floor. Site area reduced from 0.246 due flood risk	R9	Future Site identified in Capacity Study - residential development	U	N
R10	Waters Drive	Residents car park	Car park also provides an access route to adjacent health clinic car park which needs to be retained. There is potential for an alternative access from Church St, but may have road safety issues		R			Site is in flood zone 2, 3a and 3b.	R10			
R11	53-61 Church St	Gardens	Well kept front gardens		R			In active community use	R11			
R12	Sidmore Way	Private garages	Garages serving surrounding residential property. Mainly in good condition - a couple vandalised. An adjacent overgrown playground		R			Site too small and awkward.	R12			
R13a	Church Street	Allocated housing site		0.093	A			Site size reduced due flood constraints	R13a		U	N
R13b	Church Street	Access Storage offices and car park	Edge of centre office development adjacent to ring road. 37 car parking spaces (only 15 visually in use due to not all offices being leased out). Brand new building. Greenbelt to rear of site		R			Review in relation to existing housing allocation site (H33) - 3/4 area liable to flooding. Site is in flood zone 2, 3a and 3b.	R13b			
R14A	Bury Meadows - Garage	Garage	Operational and well kept garage but in old stables shed. Surrounded by residential mixed use		R			Under construction	R14A			

## Rickmansworth Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
R14B	Bury Meadows	Garages	Garage court for edge of centre flats	SEE R14a				Accept as part of R14A potential - remove from site schedule	R14B			
R15	Goral Mead	Garage Court	Residential garage for adjacent flats, well kept		R			Tight, constrained site	R15			
R16	Goral Mead	Garage Court	Concrete block garages with corrugated roofs. Mostly in use. Surrounded by residential flats, on street car parking very well used		R			Tight, constrained site	R16			
R17A	Marks and Spencers, High Street	Supermarket	Edge of centre supermarket and car park	0.355	R			Retain active retail use	R17A			
R17B	High Street	Three Rivers P & D car parking	On the eastern edge of large allocated housing site, surrounded by housing and Marks and Spencers - well used car park		R			In active use for town centre parking	R17B			
R18	Wensum Way, Western Inn Pub Car Park	Pub and Car Park	Pub at western end of High Street. Some parts of site are overgrown. In conservation area	0.075	A			Pub building would need to be retained due to conservation area - although use could be changed	R18	Future Site identified in Capacity Study - residential development	U	N
R19	196 High Street	Back garden	Enclosed back garden to old people's home		R			Amenity use of residents	R19			
R20A	Back car park of Cedars Flats, Rectory Road	Car parking for flats.	Well maintained		R			In active use for resident car parking	R20A			
R20B	Rectory Lane	Car park and mechanics	Businesses housed in former stable blocks. Not well maintained, some parking spaces used as storage for old cars.	0.112	A			Suitable for mixed use pending work on traffic flow capacity	R20B	Future Site identified in Capacity Study - residential development	U	N
R21	Northway (Back of High Street shops)	Car parking & service access to shops	High street shop service areas - in active use. Opposite new build high density flats		R			Supporting viable businesses	R21			
R22	Northway	Youth Centre	Youth Centre and bowling green		R			In active community use	R22			
R23	Solomons Hill	Car park	Car parking for residential flats		R			In active use for resident car parking	R23			
R24	Northway	P & D Car park	Next to Council offices		R			Well used t/c car park. Retain parking.	R24			
R25	Northway Road	3R P&D 2 level car park	Servicing museum, theatre, shops		R			Well used t/c car park. Retain parking.	R25			
R26	22 High Street	Beer garden and car park for Coach & Horses	Successful pub, beer garden and car park		R			Retain community use	R26			
R27A	Talbot Road	Three Rivers Council car park.	Small car park adjacent to brook at edge of town centre. Part of Controlled Parking Zone		R			In active use for resident car parking	R27A			
R27B	Talbot Road	Small Three Rivers Pay and Display car park.	Small car park adjacent to brook at edge of town centre. Part of Controlled Parking Zone		R			In active use for resident car parking	R27B			

## Rickmansworth Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
R28	Napier Lane	Car Parking	Private car park sub-divided between residents and Napier Company.		R			In active use for resident car parking	R28			
R29	High Street	3R P&D Car Park.	Car park not well kept and under-used. Surrounded by dual carriageway, opposite office building and railway line. Pedestrian bridge across dual carriage way. Adjacent to future Waitrose		R				R29			
R30	Park Road	Woodland	Steeply & wooded banked railway embankment line		R			Noise and greenbelt	R30			
R31	Victoria Close	Garage and Long Island bar and hotel	Garage and MOT centre - in use. Also, hotel and bar. Surrounded by edge of centre and business	0.581	A				R31		U	N
R32	Nightingale Rd	Housing	In process of being built up		R			Built out	R32			
R33	Nightingale Rd	Back Gardens	Large back garden. Adjacent to other subdivided back gardens		R			Gardens in use	R33			
R34	Behind Nightingale Crt	Woodland	Steeply banked wooded site		R			Retain woodland	R34			
R35	Harefield Road	Car Park & supermarket site	Parking for Tescos	1.206	R			Retain active car park and Tesco store	R35			
R36	Behind 100 Church Street	Backlands and open space		0.061	A			Site extended design exercise for small parks	R36		U	N
R37	17 Harefield Road	Verge			R			Recently built out with extension	R37			
R38	14 Rushmore Close	Verge	Corner site		R			Retain amenity buffer	R38			
R39	After 5 The Byeway	Open Space	Backs onto publicly accessible open space		R			Retain amenity buffer	R39			
R40A	Back of 12a, Church Street	Car park	Well maintained, surrounded by river, to north of site		R			too small, access is issue	R40A			
R40B	Cloisters House	Office Car Park	Car park for vacant office adjacent to ring road turn off		R			Under construction	R40B			
R41	No.10, Church Street	Garden	Other half of R1		R				R41			
R42	No.24 Church Street	Rear parking for DHS Accountants	Well kept		R			Supporting viable businesses	R42			
R43	36 Northway	Car park and out buildings	Store room for junk in building and car park is for pub. Front end of building is in use but no visual access		R			Access issues	R43			

## Rickmansworth Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
R44	144 High Street	Backlands	Open ground and derelict shed at back entrance of Rickmansworth flooring workshop.		R			Inaccessible	R44			
R45	Parsonage Road	Railway sideland	Used as car parking but not well kept. Electricity cables for rail runs along back of site. Electricity sub station on eastern end,		R			Maintain existing function	R45			
R46	202 High Street	Garden	Garden in use but overgrown and used for informal parking.		R			Inaccessible	R46			
R47	Wensum Way	Back garden	Overgrown backlands but it has been sold and is being re-landscaped	0.038	A			Previous application for 3 rejected	R47		U	N
R48	Behind 22-34, Park Road	Overgrown paddock	Some tipping evident. Surrounded by business centre and housing.		R			Planning application submitted for 39 dwellings. Access from Park Road . Most of the site is within flood risk zone 3b. Development on the sites is complete.	R48			
R49	Park Road	Garage	4 Large garage units. Damaged garage door suggests maybe disused. Backs onto backs of housing so no issue of overlooking		R			Development is completed on 2 park road.	R49			
R50	Park Road	Industry	Functioning Printing Works within Chiltern Landscape Area but not Greenbelt		R			Viable business	R50			
R51	Ebury Road, Royal Legion	Royal Legion club	Well kept, surrounded by redeveloped backlands into 3 floor apartments	0.078	A			Currently in active use but surrounded by redevelopment	R51	Future Site identified in Capacity Study - residential development	U	N
R52	Senlor House	Office	Functioning office	0.059	A			Opportunity to develop site into building which contributes more to urban quality of town. Reduced from 0.083 due flood risk	R52	Future Site identified in Capacity Study - residential development	U	N
R53	Harefield Road	ThreeRivers Works Dept	In use for medium term	0.367	A			Medium term only. Reduced in size due flood risk	R53		U	N
R54	Church Street	Allocated housing site	H18		R			Will be removed from new LDF	R54			
R55	High Street	Car park	Allocated housing site H32	0.127	A			Subject to parking review. Currently in use	R55	Future Site identified in Capacity Study - residential development	U	N
R56a	Salters Close	Industrial works and gas works	Allocated housing sites H36 and H37		R			Retain existing housing.	R56a			
R56b	Salters Close	Industrial works and gas works	Allocated housing site H37	0.13	A			Reduced in size due to flood risk.			U	N



## Rickmansworth Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
R57	10-12 High Street	Commercial units	Allocated housing site H35	0.209	A			Planning permission for 24 dwellings.	R57		U	N
R58	Between Ebury Road and High St	Old works	Allocated housing site- H15	0.2958	A			Under discussion	R58	part of site subject to s106 for 8 dwellings, appeal for 20 flats allowed	U	N
R59	R/O 36 Church Street - duplicate of R5				R			Duplicate of R5	R59			
R60	Duplicate of R9				R			Duplicate of R9	R60			
R61	Church Street - duplicate of R 05				R			Duplicate of R5	R61			
R62	Duplicate of R14A				R			Duplicate of R14A	R62			
R63	Duplicate of R17A				R			Duplicate of R17A	R63			
R64	Duplicate of R18				R			Duplicate of R18	R64			
R65	Duplicate of R20B				R			Duplicate of R20B	R65			
R66	Nightingale Road - duplicate of R33				R			Duplicate of R33	R66			
R67	Duplicate of R39				R			Duplicate of R39	R67			
R68	Duplicate of R51				R			Duplicate of R51	R68			
R69	Duplicate of R52				R			Duplicate of R52	R69			
R70	Bury Lane - duplicate of R01				R			Duplicate of R1	R70			
R71	Duplicate of R27A and R27B				R			Duplicate of R27 A and B	R71			
R72	Batchworth	Field			R	Greenbelt, historic landfill		Permission for 9 hole golf course; also rejected on Dacorum greenfield suitability criteria	R72			
R73	Loudwater Lane	Field	Submitted by Simon Taylor MRTPI	1	A				R73		G	N
R74	Stockers Farm Road	Water depot and staff accommodation	Large area of hardstanding/ open storage	0.95	A	Greenbelt, wildlife site			R74		G	N

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
R1																		
R2																		
R3																		
R4																		
R5																		
R6																		
R7																		
R8																		
R9									✓		✓							Site is close to locally important buildings. Site is partially in flood zones 2, 3a and 3b. Site in conservation area. Site in archeological site. Sensitivity of Streetscape may be a possible constraint.
R10																		
R11																		
R12																		
R13a	✓							Site is in green belt.	✓		✓							Site is next to listed buildings. Site is in flood zone 2 , 3a and 3b. Site in conservation area. Site is an archeological site.
R13b																		
R14A																		
R14B																		
R15																		
R16																		
R17A																		
R17B																		
R18											✓							Site in conservation area.
R19																		
R20A																		

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
R20B											✓						Site on edge of conservation area.
R21																	
R22																	
R23																	
R24																	
R25																	
R26																	
R27A																	
R27B																	
R28																	
R29																	
R30																	
R31	✓							Site next to Green Belt.			✓						Next to a conservation area
R32																	
R33																	
R34																	
R35																	
R36									✓								Site is in flood zone 2 ,3a and 3b.
R37																	
R38																	
R39																	
R40A																	
R40B																	
R41																	
R42																	
R43																	
R44																	
R45																	
R46																	
R47											✓						Site in conservation area.

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
R48																			
R49																			
R50																			
R51		✓					✓	Will need to preserve village feel and relocate BL. British Legion currently wishes to retain site.			✓								Site in conservation area.
R52									✓		✓								Site is partially in flood zones 2 and 3a and 3b. Site in conservation area. Site in archeological site.
R53	✓							Site is close to edge of green belt.	✓		✓								Site is next to listed buildings. Site is in flood zones 2 ,3a and 3b.
R54																			
R55									✓		✓								Site is close to listed and locally important buildings. Site is partially in flood zones 2 and 3a and 3b. Site in conservation area. Site in archeological site.
R56a																			
R56b									✓										Site is in flood zone 2 ,3a and 3b.
R57											✓								Site in conservation area.
R58											✓								Site is next to locally important buildings. Site in conservation area. Edge of site touches on to archeological site.
R59																			
R60																			
R61																			
R62																			
R63																			
R64																			

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
R65																			
R66																			
R67																			
R68																			
R69																			
R70																			
R71																			
R72																			
R73	✓							Site in Green Belt.			✓								In a conservation area.
R74	✓							Site in Green Belt.		✓					✓				Site is partially in wildlife site. Public right of way runs over part of site.

## Rickmansworth Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
R1	Bury Lane							R1
R2	Old Vicarage, Church Street							R2
R3	28 Bury Lane / Northway							R3
R4	30 Northway							R4
R5	The Coach House behind 36 Church Street							R5
R6	Talbot Road							R6
R7	Talbot Road							R7
R8	Talbot Road							R8
R9	Langwood House, High Street	0.171	15	7	14	11		R9
R10	Waters Drive							R10
R11	53-61 Church St							R11
R12	Sidmore Way							R12
R13a	Church Street	0.093	19	4	17	10		R13a
R13b	Church Street							R13b
R14A	Bury Meadows - Garage							R14A
R14B	Bury Meadows							R14B
R15	Goral Mead							R15
R16	Goral Mead							R16
R17A	Marks and Spencers, High Street							R17A
R17B	High Street							R17B
R18	Wensum Way, Western Inn Pub Car Park	0.075	19	3	14	8		R18
R19	196 High Street							R19
R20A	Back car park of Cedars Flats, Rectory Road							R20A
R20B	Rectory Lane	0.112	15	5	9	7		R20B
R21	Northway (Back of High Street shops)							R21
R22	Northway							R22
R23	Solomons Hill							R23
R24	Northway							R24
R25	Northway Road							R25
R26	22 High Street							R26
R27A	Talbot Road							R27A
R27B	Talbot Road							R27B
R28	Napier Lane							R28
R29	High Street							R29
R30	Park Road							R30
R31	Victoria Close	0.581	7	37	61	49		R31
R32	Nightingale Rd							R32
R33	Nightingale Rd							R33
R34	Behind Nightingale Crt							R34
R35	Harefield Road							R35
R36	Behind 100 Church Street	0.061	9	3	6	4		R36
R37	17 Harefield Road							R37
R38	14 Rushmore Close							R38
R39	After 5 The Byeway							R39
R40A	Back of 12a, Church Street							R40A
R40B	Cloisters House							R40B
R41	No.10, Church Street							R41

## Rickmansworth Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
R42	No.24 Church Street							R42
R43	36 Northway							R43
R44	144 High Street							R44
R45	Parsonage Road							R45
R46	202 High Street							R46
R47	Wensum Way	0.038	10	2	2	2		R47
R48	Behind 22-34, Park Road							R48
R49	Park Road							R49
R50	Park Road							R50
R51	Ebury Road, Royal Legion	0.078	9	3	7	5		R51
R52	Senlor House	0.059	9	2	6	4		R52
R53	Harefield Road	0.367	15	15	30	23		R53
R54	Church Street							R54
R55	High Street	0.127	11	5	9	7		R55
R56a	Salters Close							R56a
R56b	Salters Close	0.13	11	5	9	7		R56b
R57	10-12 High Street	0.209	N/A	24	24	24		R57
R58	Between Ebury Road and High St	0.2958	N/A	8	20	14		R58
R59	R/O 36 Church Street - duplicate of R5							R59
R60	Duplicate of R9							R60
R61	Church Street - duplicate of R05							R61
R62	Duplicate of R14A							R62
R63	Duplicate of R17A							R63
R64	Duplicate of R18							R64
R65	Duplicate of R20B							R65
R66	Nightingale Road - duplicate of R33							R66
R67	Duplicate of R39							R67
R68	Duplicate of R51							R68
R69	Duplicate of R52							R69
R70	Bury Lane - duplicate of R01							R70
R71	Duplicate of R27A and R27B							R71
R72	Batchworth							R72
R73	Loudwater Lane	1	12	10	25	18		R73
R74	Stockers Farm Road	0.95	5	36	60	48		R74

Sites	Availability		Achievability			Deliverability / Developability		Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	
R1								
R2								
R3								
R4								
R5								
R6								
R7								
R8								
R9				M-H	M-L	M-H	6-10 years	This is Langwood House, a three storey 1960's office building. It is currently available to let through Brassier Harris on 01923 210 810. They have suites available from 500-4,800 sq ft. Suggesting that the building is multi-let. It is likely to be in single ownership, however, there will be leasehold interests to existing occupiers. Redevelopment of this site will be dependent on the lease situation of existing occupiers. There may be significant investment value in the existing offices. There will be planning policy issues in relation to loss of employment. Any redevelopment would require the relocation of existing businesses. Discussions have occurred on the site, so there is possible intention to develop.
R10								
R11								
R12								
R13a				H	L-M	M	6-10 years	This is a petrol station and vehicle repair workshop. Currently operated by Murco. Redevelopment of this site will be dependent on land remediation costs which will be significant due to its existing use as a petrol station. There may be policy objections in relation to the loss of existing employment use. The existing active business would need to be relocated. It would form a good sustainable residential development site due to its proximity to the town centre and transport links. Some progress on availability.
R13b								
R14A								
R14B								
R15								
R16								
R17A								
R17B								
R18				M	L	M	No phasing period	This is an existing pub in active use in a residential area adjacent to M&S Food. Redevelopment of this site will be dependent on it being brought forward by the existing owners and the relocation of existing active business. The viability of the site is unlikely due to the existing business use and medium value location. There may also be planning policy objections in relation to loss of employment. Availability unknown.



Rickmansworth Ward

R19								
R20A								
R20B				M	M-L	M	No phasing period	Existing garages and parking surrounded by residential uses. It is likely to be in multiple ownership and there may be long leasehold interests in the garages. The parking looks to be associated with apartments adjacent to the site, therefore, there may be loss of parking issues. Subject to the site being brought forward by the current owners, then it would provide a good residential development site in an existing residential area. There may be some small issues with overlooking from surrounding properties, however, it could provide a medium to high density development of interest to both local and regional housebuilders. Owners' intentions unknown
R21								
R22								
R23								
R24								
R25								
R26								
R27A								
R27B								
R28								
R29								
R30								
R31				H	L-M	M	6-10 years	A small petrol station site and garage workshop. It is currently in active use. It is in a medium value location due to its proximity to Rickmansworth Station. Development costs will be high due to the remediation of the site. Subject to land remediation works being carried out and to the relocation of existing business, this site could come forward for development, however, it is unlikely to be viable in the short term. It will be capable of providing a high density development of flats. There will be little planning policy or local objection to redevelopment except for loss of employment use. There is developer interest in the site.
R32								
R33								
R34								
R35								
R36				L	L	M-H	No phasing period	Car park for a pub. It is likely to be in single ownership. No obvious intention to develop. This site is unlikely to come forward for development without the adjacent pub which is in active use.
R37								
R38								
R39								
R40A								
R40B								
R41								
R42								
R43								
R44								

## Rickmansworth Ward

R45								
R46								
R47				L-M	M	M-H	No phasing period	This is a backland site behind existing High Street properties. Access to the site for inspection was not possible. The development of this site will be dependent on the existing owners releasing it for development and an access being created for the site.
R48								
R49								
R50								
R51				L-M	H	M	0-5 years	This is the Royal British Legion Club and headquarters for Rickmansworth. It has a board on it, Parkheath New Homes saying it has been acquired for development. Looks like this site will be developed in the short-term due to its having developer boards displayed.
R52				M-H	M-L	M-H	No phasing period	This is a four storey 1980s office building. Looks to be occupied. Likely to be in single ownership, however, there may well be leasehold interests in the property. Redevelopment of this site will be dependent on owner's intentions and the current lease situation with existing occupiers. There may be high investment value in the offices to overcome prior to a development for residential use. There are also likely to be planning policy issues with loss of employment.
R53				M-H	M-L	M	6-10 years	An industrial site, the Batchworth Depot, looks to be owned by Three Rivers District Council. Redevelopment of this site will be dependent on the relocation of the existing use and land remediation which may add additional costs to the development. Access to the site from the main road would need to be improved. There may be planning policy objections in relation to the loss of employment use.
R54								
R55				L	M	H	No phasing period	This is a small surface car park, pay and display owned by Three Rivers District Council. It is likely to be in single ownership. Development of this site for housing will be dependent on resolving any loss of car parking issues. It looks to be currently well used. There may be some minor issues of overlooking from adjacent residential properties. Parking required in short-term, no present intention to develop but may be suitable in future
R56a								
R56b				H due to infrastructure and land remediation problems.	L	M-H	6-10 years	This comprises two large gas storage tanks. Look to be owned by the National Grid. This site is less likely to be viable due to the high site clearance and remediation costs and the relatively low values. The site boundaries have been amended due to its location on Zone 3b flood plain.
R57				L-M	H	M	0-5 years	This is a disused commercial premises. It has boards around it and saying that it has been acquired for residential development by Matthew Homes, 01707 655 550. There is planning permission for 24 dwellings.

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R58				L-M	M	M	6-10 years	Comprises a range of backland sites and rear gardens and likely to be in multiple ownership. It is unlikely that the whole site will come forward for redevelopment in the near future due to site assembly issues, however, the site could be phased. There is some development ongoing currently which is the conversion of a period building. The site has been acquired by Parkheath New Homes 01923 211 341. Good residential development site due to proximity to the town centre and transport links and good road access.
R59								
R60								
R61								
R62								
R63								
R64								
R65								
R66								
R67								
R68								
R69								
R70								
R71								
R72								
R73				L	H	H	6-10 years	This is a large house with adjoining field. The site has been submitted by Simon Taylor MRTPI, and is likely to come forward for development within the next 6-10 years. There is new residential development to the west of the site. Access is good. The site is on the edge of Loudwater, which is a desirable location.
R74				M	M	M	6-10 years	A large site currently occupied by Balfour Beatty. The site has been put forward by the landowner. Redevelopment of this site will be dependent on the relocation of the existing business and also clearance of the site. There may be also some additional cost in relation to land remediation due to its existing use. There may be planning policy objections due to loss of employment and local objections due to overlooking. Site is in Green Belt.

## Rickmansworth Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
R1	Bury Lane																R1
R2	Old Vicarage, Church Street																R2
R3	28 Bury Lane / Northway																R3
R4	30 Northway																R4
R5	The Coach House behind 36 Church Street																R5
R6	Talbot Road																R6
R7	Talbot Road																R7
R8	Talbot Road																R8
R9	Langwood House, High Street	0.171	15	U	N			7	14								R9
R10	Waters Drive																R10
R11	53-61 Church St																R11
R12	Sidmore Way																R12
R13a	Church Street	0.093	19	U	N			4	17								R13a
R13b	Church Street																R13b
R14A	Bury Meadows - Garage																R14A
R14B	Bury Meadows																R14B
R15	Goral Mead																R15
R16	Goral Mead																R16
R17A	Marks and Spencers, High Street																R17A
R17B	High Street																R17B
R18	Wensum Way, Western Inn Pub Car Park	0.075	19	U	N								3	14			R18
R19	196 High Street																R19
R20A	Back car park of Cedars Flats, Rectory Road																R20A
R20B	Rectory Lane	0.112	15	U	N								5	9			R20B
R21	Northway (Back of High Street shops)																R21
R22	Northway																R22
R23	Solomons Hill																R23
R24	Northway																R24
R25	Northway Road																R25
R26	22 High Street																R26
R27A	Talbot Road																R27A
R27B	Talbot Road																R27B
R28	Napier Lane																R28
R29	High Street																R29
R30	Park Road																R30
R31	Victoria Close	0	7	U	N			37	61								R31
R32	Nightingale Rd																R32
R33	Nightingale Rd																R33
R34	Behind Nightingale Crt																R34
R35	Harefield Road																R35
R36	Behind 100 Church Street	0.061	9	U	N								3	6			R36
R37	17 Harefield Road																R37
R38	14 Rushmore Close																R38
R39	After 5 The Byeway																R39
R40A	Back of 12a, Church Street																R40A
R40B	Cloisters House																R40B
R41	No.10, Church Street																R41
R42	No.24 Church Street																R42
R43	36 Northway																R43

Rickmansworth Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
R44	144 High Street																R44
R45	Parsonage Road																R45
R46	202 High Street																R46
R47	Wensum Way	0.038	10	U	N									2	2		R47
R48	Behind 22-34, Park Road																R48
R49	Park Road																R49
R50	Park Road																R50
R51	Ebury Road, Royal Legion	0.078	9	U	N	3	7										R51
R52	Senlor House	0.059	9	U	N									2	6		R52
R53	Harefield Road	0.367	15	U	N			15	30								R53
R54	Church Street																R54
R55	High Street	0.127	11	U	N									5	9		R55
R56a	Salters Close																R56a
R56b	Salters Close							5	9								
R57	10-12 High Street	0.209	N/A	U	N	24	24										R57
R58	Between Ebury Road and High St	0	N/A	U	N			8	20								R58
R59	R/O 36 Church Street - duplicate of R5																R59
R60	Duplicate of R9																R60
R61	Church Street - duplicate of R05																R61
R62	Duplicate of R14A																R62
R63	Duplicate of R17A																R63
R64	Duplicate of R18																R64
R65	Duplicate of R20B																R65
R66	Nightingale Road - duplicate of R33																R66
R67	Duplicate of R39																R67
R68	Duplicate of R51																R68
R69	Duplicate of R52																R69
R70	Bury Lane - duplicate of R01																R70
R71	Duplicate of R27A and R27B																R71
R72	Batchworth																R72
R73	Loudwater Lane	1	12	G	N			10	25								R73
R74	Stockers Farm Road	0.95	5	G	N			36	60								R74
					Total Urban	27	31	76	152	0	0	0	0	20	45		
					Total Greenfield	0	0	46	85	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	27	31	122	237	0	0	0	0	20	45		

## Rickmansworth West Ward

Site ref	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
RW1	Arnett Close	Open space	Large green space surrounded by back - footpath runs through. Council owned		R			Access issues	RW1			
RW2	Opposite 3 Ridge Way	Back gardens	Back gardens with unmarked Electricity Substation		R			Sub station	RW2			
RW3	42 Highfield Road	Overgrown land	Large overgrown wooded piece of land. Some informal boat parking - accessed via mud track. Railway to rear - back of residential		R			Access and railway	RW3			
RW4	Land between 2 Hill Rise and 1 Highfield Way	Large Back gardens			R			Retain existing gardens	RW4			
RW5	Land between 1 Hill Rise and 2 Shepherds Way	Large Back gardens			R			Retain existing gardens	RW5			
RW6	Lawn Tennis Club Meadow Way	Car park for club	Tennis courts and club house		R			In use by club	RW6			
RW7	Off Nightingale Road	Railway embankment	Steep and wooded railway embankment		R			Retain embankment	RW7			
RW9	Townfield	Substations and railway land	Railway line		R			Required for track reinforcement	RW9			
RW10	Townfield	Substations and railway land	Railway line		R			Required for track reinforcement	RW10			
RW11	Townfield	Large garden to Parsonage farm	Residential		R			Retain existing gardens	RW11			
RW12	1-16 Morningside	Car park	Car park for Residential Home		R			Only access for home and only car park in area of residential parking	RW12			
RW13	Garage of 34 Cedars and 27 Nightingale Road	Garage and back garden	Garage accessed by an unmetalled road.		R			Inaccessible	RW13			
RW14	Belfry Road	Back gardens	Back gardens to Money Hill Road & public footpath		R			Inaccessible	RW14			
RW15	Garage Court Belfrey Lane	Garage court	Garage court for 5 cars. Fairly well maintained & public footpath. Access via an unmetalled private road.		R			Retain garage courts	RW15			
RW16	Public house at 91 Uxbridge Road	Garden	Well maintained		R			Viable business	RW16			
RW17	House and garden at 93 Uxbridge Road	Well kept residential property			R			Retain existing gardens	RW17			
RW18	House and garden at 95 Uxbridge Road	Well kept residential property			R			Retain existing gardens	RW18			
RW19	101 Uxbridge Road	Staff Car Park to Colne House Doctors surgery and garden section	Well used and maintained		R			Retain active community facility	RW19			
RW20	Texaco filling station Money Hil Parade	Small backland, well used garage			R			Viable business	RW20			

## Rickmansworth West Ward

Site ref	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
RW21	Garages to the back of Uxbridge Road Shopping parade	Car mechanics and car dealers			R			Viable business	RW21			
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	Community uses and garages	Garages for St. Johns vans. Mostly protected recreation land with residential on opposite side. Garage courts to rear. Garages accessed via West Way. Those near the entrance are derelict, rough ground to rear. Others garages appear used	0.220	A				RW22		U	N
RW23	Townfield	Open space			R			Retain amenity space	RW23			
RW24	Berry Way	Back garden and garage to 30 Pheasants Way			R			Retain existing gardens	RW24			
RW25	Berry Way	Back gardens to 32 Pheasants Way			R			Retain existing gardens	RW25			
RW26	West Way behind 2a Pheasants Way	Back gardens and garages to surrounding houses			R			Retain existing gardens	RW26			
RW27	Moneyhill Road	Back garden and garage to 17 west way			R			Retain existing gardens	RW27			
RW28	Moneyhill Road	Back garden to 15 west way			R			Retain existing gardens	RW28			
RW29	Belfry Road	Back gardens	Large back gardens to Cedars Avenue. Sites includes the segments divided from the main garden by a brook. Most well kept - one derelict		R			Retain existing gardens	RW29			
RW30	Highfield Way	Green open space	Space with mature trees in front of privately owned properties		R			Retain amenity space	RW30			
RW31	Duplicate of RW1				R			Duplicate of RW1 - remove from site schedule	RW31		U	
RW32	Police/ fire station			0.468	A				0		U	N

Site ref	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
RW1																	
RW2																	
RW3																	
RW4																	
RW5																	
RW6																	
RW7																	
RW9																	
RW10																	
RW11																	
RW12																	
RW13																	
RW14																	
RW15																	
RW16																	
RW17																	
RW18																	
RW19																	
RW20																	
RW21																	
RW22								No designations									
RW23																	
RW24																	
RW25																	
RW26																	
RW27																	
RW28																	
RW29																	
RW30																	
RW32											✓						Site is on edge of conservation area.



Rickmansworth West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
RW1	Arnett Close							RW1
RW2	Opposite 3 Ridge Way							RW2
RW3	42 Highfield Road							RW3
RW4	Land between 2 Hill Rise and 1 Highfield Way							RW4
RW5	Land between 1 Hill Rise and 2 Shepherds Way							RW5
RW6	Lawn Tennis Club Meadow Way							RW6
RW7	Off Nightingale Road							RW7
RW9	Townfield							RW9
RW10	Townfield							RW10
RW11	Townfield							RW11
RW12	1-16 Morningside							RW12
RW13	Garage of 34 Cedars and 27 Nightingale Road							RW13
RW14	Belfry Road							RW14
RW15	Garage Court Belfrey Lane							RW15
RW16	Public house at 91 Uxbridge Road							RW16
RW17	House and garden at 93 Uxbridge Road							RW17
RW18	House and garden at 95 Uxbridge Road							RW18
RW19	101 Uxbridge Road							RW19
RW20	Texaco filling station Money Hil Parade							RW20
RW21	Garages to the back of Uxbridge Road Shopping parade							RW21
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	0.22	6	5	10	7		RW22
RW23	Townfield							RW23
RW24	Berry Way							RW24
RW25	Berry Way							RW25
RW26	West Way behind 2a Pheasants Way							RW26
RW27	Moneyhill Road							RW27
RW28	Moneyhill Road							RW28
RW29	Belfry Road							RW29
RW30	Highfield Way							RW30
RW31	Duplicate of RW1							RW31
RW32	Police/ fire station	0.468	7	29	49	39		RW32

Sites	Availability		Achievability			Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)				
RW1									
RW2									
RW3									
RW4									
RW5									
RW6									
RW7									
RW9									
RW10									
RW11									
RW12									
RW13									
RW14									
RW15									
RW16									
RW17									
RW18									
RW19									
RW20									
RW21									
RW22				M	L	M	0-5 years		The site is currently free-standing garages in an area of wooded land to the rear of existing residential properties. Access to the site is very poor, up an unmade single track road and is therefore unlikely to appeal to developers. The site is likely to be constrained by planning issues such as overlooking and rights to light, also loss of woodland and open space amenity. The site is likely to be able to provide for three to four residential dwellings, low density and therefore likely to appeal to a local builder were it to come forward for development. Potential costs associated with demolition of existing free-standing garages and mature tree clearance. Developer intention exists.
RW23									
RW24									
RW25									
RW26									
RW27									
RW28									
RW29									
RW30									
RW31									

Rickmansworth West Ward

RW32				M	M	M	6-10 years	This is a Police Station and Fire Station. Likely to be in more than one ownership. There is intention to develop/relocate. The main barrier to delivery of this site will be the relocation of the fire station and Police Station. Fire Stations are very difficult to relocate due to operational requirements. There will also be significant costs attached to this. Subject to these issues being resolved, this site could provide a medium to high density development.
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Rickmansworth West Ward

New site ref	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
RW1	Arnett Close																RW1
RW2	Opposite 3 Ridge Way																RW2
RW3	42 Highfield Road																RW3
RW4	Land between 2 Hill Rise and 1 Highfield Way																RW4
RW5	Land between 1 Hill Rise and 2 Shepherds Way																RW5
RW6	Lawn Tennis Club Meadow Way																RW6
RW7	Off Nightingale Road																RW7
RW9	Townfield																RW9
RW10	Townfield																RW10
RW11	Townfield																RW11
RW12	1-16 Morningside																RW12
RW13	Garage of 34 Cedars and 27 Nightingale Road																RW13
RW14	Belfry Road																RW14
RW15	Garage Court Belfrey Lane																RW15
RW16	Public house at 91 Uxbridge Road																RW16
RW17	House and garden at 93 Uxbridge Road																RW17
RW18	House and garden at 95 Uxbridge Road																RW18
RW19	101 Uxbridge Road																RW19
RW20	Texaco filling station Money Hill Parade																RW20
RW21	Garages to the back of Uxbridge Road Shopping parade																RW21
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	0.22	6	U	N	5	10										RW22
RW23	Townfield																RW23
RW24	Berry Way																RW24
RW25	Berry Way																RW25
RW26	West Way behind 2a Pheasants Way																RW26
RW27	Moneyhill Road																RW27
RW28	Moneyhill Road																RW28
RW29	Belfry Road																RW29
RW30	Highfield Way																RW30
RW31	Duplicate of RW1																RW31
RW32	Police/ fire station	0.468	7	U	N			29	49								RW32
					Total Urban	5	10	29	49	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	5	10	29	49	0	0	0	0	0	0		

Sarratt Ward

Site ref	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
SA 1	Royal British Legion Hall			0.151	A	Greenbelt				Draft Planning brief prepared	U	N

Site ref	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
SA1	✓							In Green Belt.		✓							Edge of site is in a conservation area. Edge of site is in an archeological site.

Sarratt Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
SA 1	Royal British Legion Hall	0.151	3	6	10	8		SA 1

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
SA 1				L	M	M-H	0-5 years	The site is two wood framed sheds sitting in open green land. The site has poor access off the main road and is in a rural village setting. The site is likely to prove attractive to a local house builder, maybe an executive homes builder. There is a precedent set for flatted apartments, new build, just to the east of the site. The cost is low as there needs to be demolition of timber framed sheds. The site is predominantly in-fill development in a village setting. Planning issues are potentially, over-looking and rights of light from nearby residential dwellings. There is intention to redevelop.



Sarratt Ward

Site	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
SA 1	Royal British Legion Hall	0.151	3	U	N	6	10										SA 1
					Total Urban	6	10	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	6	10	0	0	0	0	0	0	0	0		

