

## Appendix 7j – Brownfield Register Sites Detailed Assessments

Site Ref	Address	Settlement	Site Area (ha)
BR20	Northwick Day Centre, Northwick Road	South Oxhey	0.56
<b>Site Description</b>			
<p>The site is comprised of previously developed land and is located in South Oxhey. Buildings in the southern portion of the site are in use as Northwick Day Centre. To the north there is hardstanding in use for parking as well as a small area of amenity grassland. The north of the site is bordered by Northwick Road, from which the site is accessed. The site is bounded by residential development on along all other boundaries.</p>			
<b>Use(s) Proposed</b>		Residential	
<b>Planning History</b>			
<p>The site is part of an existing housing allocation in the Site Allocations LDD (adopted 2014) relating to the wider South Oxhey regeneration area (H29). Planning permission was granted for the remainder of the allocation in 2016 for 458 dwellings and the site is under construction.</p> <p>Site BR20, Northwick Day Centre, is not included in any permission for residential development. The Site Allocations LDD states that the Northwick Road Day Centre facility will be re-provided in the local area as part of any development.</p>			
<b>Suitability</b>			
<b>Policy Constraints:</b> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Heritage Assets Listed Buildings</li> <li>Conservation Area</li> <li>Historic Park and Garden</li> <li>AONB</li> </ul>		<ul style="list-style-type: none"> <li><b>Green Belt:</b> The site is not in the Green Belt.</li> <li><b>Historic Environment:</b> There are no Heritage Assets within the vicinity of the site. The site is not in a Conservation Area.</li> </ul>	
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>Access</li> <li>Flood Zone</li> <li>Surface Water Flooding</li> <li>Groundwater Flooding</li> <li>Groundwater Source Protection Zone (GSPZ)</li> <li>Contamination</li> </ul>		<ul style="list-style-type: none"> <li><b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li><b>Surface Water Flood Risk:</b> Along the southern boundary, there is low-medium risk of surface water flooding. Northwick Road, to the north of the site, is also at risk of surface water flooding (ranging from low to high risk).</li> <li><b>Access:</b> The site is accessed from Northwick Road.</li> </ul>	

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<ul style="list-style-type: none"> <li>Noise</li> <li>Air Quality</li> </ul>					
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li><b>TPO:</b> There are protected trees to the north-east and south-west of the site (TPO178).</li> </ul>				
<b>Further Constraints/Considerations:</b>					
<ul style="list-style-type: none"> <li>As stated in the allocation of H(29), Northwick Road Day Centre facility will be re-provided in the local area as part of any development.</li> <li>Settlement Hierarchy (Core Strategy, 2011): The site is located in the Key Centre of South Oxhey.</li> </ul>					
<b>Availability (ownership/legal issues)</b>					
The site is in single ownership and the landowner has confirmed that the site is available.					
<b>Achievability</b>					
No viability issues have been identified.					
<b>Potential Density</b>					
Landowner Proposed DPH		Landowner Proposed Dwelling Range			
Indicative DPH	71-98	Indicative Dwelling Range	40-55		
<b>Phasing</b>					
0-5 years	x	6-10 years		11-15 years	
					16+ years
<b>Conclusion</b>					
The site is an existing housing allocation (adopted in 2014) and is deemed suitable for residential development. The site is both available and achievable and is deemed to be deliverable.					
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Ye