

THREE RIVERS URBAN CAPACITY STUDY

AUGUST 2020

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1 Introduction & Context

- 1.1 Three Rivers District Council is currently preparing a new Local Plan. As part of this preparation, the Council has undertaken a Strategic Housing and Employment Land Availability Assessment (SHELAA), which identifies land which is suitable, available and achievable for housing and economic development uses over the plan period.
- 1.2 The majority of sites assessed in the SHELAA have been submitted through several Call for Sites exercises. However, Planning Practice Guidance (PPG) states Local Planning Authorities should not simply rely on sites that they have been informed about, but actively identify sites through the desktop review process that may assist in meeting development needs¹.
- 1.3 Over three quarters (76%) of the District is designated as Metropolitan Green Belt. The National Planning Policy Framework (NPPF) (2019) states that once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. In order to demonstrate exceptional circumstances and prior to considering the allocation of any Green Belt sites, the following reasonable options must be considered and undertaken:
- Making the most efficient use of suitable brownfield sites and underutilised land;
 - Optimising the density of development;
 - Adopting policies that promote a significant uplift in minimum density standards in towns and locations that are well served by public transport;
 - Undertaking discussions with neighbouring authorities about accommodating some of the identified need.
- 1.4 In order to meet the identified housing need of 624² dwellings per year, the priority in Three Rivers is to maximise the delivery of development within the built up urban area by making as much use as possible of previously developed brownfield sites and underutilised land.
- 1.5 Some brownfield sites have been identified through the Council's Call for Sites process and the associated preparation of the SHELAA. However, there is a need to more systematically review the ability of the District's urban settlements to deliver homes.
- 1.6 The purpose of the Urban Capacity Study is therefore to identify additional urban sites which have not currently been included in the SHELAA process and which are within or adjacent to existing sustainable settlements. The recommendation from the Urban Capacity Study is for sites which are assessed as being suitable through an initial assessment to be included in the SHELAA. The study will assist the Council in determining the capacity for development on existing brownfield/greenfield sites which are located in the urban area that have not yet been identified.
- 1.7 The Urban Capacity Study will form part of the evidence base supporting the Local Plan and the allocations set out for housing development within it. The Urban Capacity Study does not seek to allocate individual sites for housing and the inclusion or exclusion of a site from it does not mean that a site will be allocated or successfully achieve planning consent.

¹ NPPG, Paragraph: 010 Reference ID: 3-010-20190722.

² Calculated using the Government's standard methodology.

2 Methodology

Determining the Site Search Area

- 2.1 The settlements included in the study are those that are identified as the Town Centre, Key Centres or Secondary Centres in the existing Three Rivers Settlement Hierarchy as set out in the current Core Strategy 2011 (see Table 1 below). These settlements were identified as being within the 'good'-'very good' sustainability categories in the Three Rivers Settlement Appraisal (2010). Villages and hamlets located in the District which are 'washed over' by the Green Belt have not been included as they are not considered to comprise of urban land³.

Principal Town
Rickmansworth
Key Centres
South Oxhey
Croxley Green
Abbots Langley
Chorleywood
Leavesden and Garston
Mill End
Secondary Centres
Kings Langley
Carpenders Park
Eastbury
Oxhey Hall
Maple Cross
Moor Park

Table 1: Settlements included in the site search area.

Urban Site Survey

- 2.2 A joint Urban Capacity Study was undertaken by Llewyn Davies for Three Rivers District Council, Dacorum Borough Council and Watford Borough Council in 2005.
- 2.3 The sites which were assessed in the previous Urban Capacity (2005) were used as a basis for the study⁴ and were re-considered through an initial suitability assessment. New sites were also identified and subject to an initial suitability assessment.
- 2.4 Sites were identified through a desktop survey using aerial mapping and Google StreetView, as well as through site visits to the retail cores/shopping parades within the settlements (as part of the Shop Survey carried out in June 2019).
- 2.5 Once a site was identified, an initial assessment of its suitability for residential development was made and each site was mapped on GIS. The GIS shapefile then assisted in the initial suitability assessment of each site.
- 2.6 Sites which met the following criteria were assessed as *unsuitable* through the initial assessment:

³ Within the inset area of Bedmond, the scale of development will be proportionate to the size of the village and subsequently, any available, suitable previously developed sites within the inset area are expected to come forward as windfall through the planning application route.

⁴ It should be noted that in some instances, it was not possible to identify sites included in the Urban Capacity Study (2005). In this case, sites were removed from the initial assessment tables (Appendix 1).

Criteria	Reason for Discounting
Sites that did not have an estimated dwelling capacity of at least 5 dwellings	Sites that did not have an estimated dwelling capacity of 5 dwellings or above were discounted from the assessment. A minimum threshold of five dwellings per site is in line with Planning Practice Guidance ⁵ .
Sites already included in the SHELAA	Sites included in the SHELAA are subject to a detailed assessment. Through initial assessments, the Urban Capacity Study identifies sites to be included in the SHELAA. Therefore it is not necessary to duplicate assessments of sites in the Urban Capacity Study which are already contained in the SHELAA.
Existing housing allocation sites	Existing housing allocations were discounted as the principle of development is already established on these sites and will be re-assessed in the SHELAA, separately from the sites sourced through the Urban Capacity Study.
Sites subject to extant planning permission	Sites subject to an existing commitment for new development are considered unlikely to be available for future additional development. The delivery of dwellings through extant planning permissions will be counted in the Housing Trajectory.
Recently built-out sites & existing housing	Sites which have been subject to a recently implemented planning permission and sites which are in an existing residential use were considered unlikely to be available for future additional development. Landowners of sites in existing residential uses have been invited to submit available sites through several Call for Sites exercises.
Sites in the Green Belt	Sites in the Green Belt were not considered to comprise urban land.
Sites in allocated employment areas	Sites in allocated employment areas were excluded from the assessment as the existing uses of the employment areas require protection. Three of the four employment areas are subject to Article 4 Directions to remove permitted development rights for changes of use from office and light industrial to residential and the South West Hertfordshire Economic Study encourages Three Rivers to resist pressure for further changes of use in key employment areas.
Sites designated as public open space	The Three Rivers Open Space, Sport and Recreation Study (2019) identifies that there are shortfalls in at least one open space typology against the recommended quantity standards ⁶ . If there is sufficient provision in one typology, the provision of other typologies can meet other areas of need and therefore should not be treated as 'surplus to requirements'. It is considered that existing public open spaces should be protected and therefore these sites have been discounted.
Residential gardens	The NPPF states that local planning authorities should consider policies to resist inappropriate development of residential gardens so that development does not cause harm to the local area. Sites comprising of private residential gardens that were not promoted by their landowners were considered inappropriate for development and discounted.
Small areas of amenity greenspace	Small areas of amenity greenspace, including grass verges, surrounding existing residential development were not considered to represent realistic potential development sites and were considered inappropriate for redevelopment.

Table 2: Criteria applied in initial site suitability assessments.

2.7 It should be noted that the discounting of these sites does not preclude them coming forward through the planning application process. It is considered that if discounted

⁵ NPPG; Paragraph: 009 Reference ID: 3-009-20190722.

⁶ This applies to all analysis areas included in the OSSR: Abbots Langley, Chorleywood, Croxley Green, Rickmansworth, Sarratt and Watford rural.

sites are deliverable/developable, they may come forward as ‘windfall’ housing sites through the planning application process. The desktop assessments do not substitute any advice provided as part of a detailed planning application.

- 2.8 Providing that none of the criteria above applied, sites were considered suitable through the initial assessment where significant residential development did not already exist on-site and where sites comprised of an open air use which provided opportunities for consolidation and redevelopment (such as garages, car parks and other previously developed and unused/vacant greenfield land).
- 2.9 If the site was assessed as being potentially suitable in the initial assessment, the site was then identified for inclusion in the SHELAA. Sites which were included in the SHELAA were then subject to a full site assessment to determine their suitability, availability and achievability in line with paragraph 67 of the NPPF (2019).
- 2.10 If assessed as suitable in the SHELAA assessment, an availability assessment of the site was made using HM Land Registry. Confirmation of availability was sought from landowners for sites where this was considered appropriate (i.e. where the site was in single ownership and there were no known ownership constraints).

3 Findings

- 3.1 A total of 341 sites were surveyed⁷ and subject to an initial suitability assessment. Appendix 1 contains the initial site assessments for each site.
- 3.2 Following the initial site assessments, 69 sites were identified for inclusion in the SHELAA.

Settlement	Number of Sites Assessed	Number of Sites Included in SHELAA
Rickmansworth	69	11
Croxley Green	61	12
South Oxhey	53	5
Abbots Langley	37	12
Chorleywood	22	7
Mill End	33	10
Leavesden and Garston	7	1
Kings Langley	11	0
Carpenders Park	11	5
Eastbury	3	1
Moor Park	2	1
Oxhey Hall	11	1
Maple Cross	21	3
	341	69

Table 3: Summary of the number of sites assessed and recommended for inclusion in the SHELAA.

⁷ The survey was undertaken in July 2019.

3.3 Appendix 2 contains a list of the 69 sites which were identified for inclusion in the SHELAA. The full assessments of the suitability, availability and achievability of the sites will be contained in the Final SHELAA Report.

Appendix 1: Initial Site Assessments

Appendix 1a: Rickmansworth

Rickmansworth						
Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept/Reject	Reason/Comment
R1	Bury Lane	Garden	Close to high street, shops and banks	0.103	R	A few TPO's cover part of site, whole site in FZ2, majority of the site is FZ3a with proportion in FZ3b
R2	Old Vicarage, Church Street	Private car park	Residential dwellings & parking. Northern are in FZ3b, approx. half of site in FZ2. Site subject to TPO. Accessed only underneath BNI House building on Church Street.	0.02	R	Insufficient access.
R3	28 Bury Lane / Northway	Car Park	Small car park	0.006	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R4	30 Northway	Car Park	Car park to rear of units along High Street.	0.02	R	Supports High Street units. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R6	Talbot Road	Car Park	Well used car park. Located within FZ2	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R7	Talbot Road	Car Park	Well used car park. Area of site in FZ2	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R8	Talbot Road	Car Park	Car park opposite The Coach and Horses Pub, still in use.	0.13	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R10	Waters Drive	Residents car park	Car park provides vehicular access to health centre. Car park providing parking for residents.	0.04	R	No alternative route to access the health clinic and provides resident parking.

R11	53-61 Church St	Gardens		0.009	R	Residential gardens - inappropriate for development
R12	Skidmore Way	Garages	Site forms immediate frontage to residential dwellings adjacent to the site.	0.05	R	Forms frontage of existing residential development - inappropriate for development.
R13a	Church Street	Allocated housing site		0.12	R	Already allocated for housing, to be carried forward to new Local Plan
R13b	Church Street	Office and car park	Is adjacent to housing allocation (H33)	0.13	R	High risk of flooding across whole site (FZ3a)
R15	Goral Mead	Garages		0.05	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R16	Goral Mead	Garages		0.096	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R17A	Marks and Spencers, High Street	M&S	In use as M&S, possibility to raise density and build on top	0.14	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R17B	High Street	Car park		0.23	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R18	Wensum Way, Western Inn Pub Car Park	Pub & Car Park	Pub has recently been refurbished (18/0902/FUL)	0.07	R	In use - The Western public house (community facility to be protected)
R19	196 High Street	Back garden	Care home garden	0.03	R	Residential garden to care home - inappropriate for development
R20B	Rectory Lane	Car park & Mechanics	Business operated in a former block of garages, with parking spaces. Single-file road with on-street parking.	0.05	R	Context and size of site inappropriate for residential use - frontage onto road, with residential garden adjacent to north of site (restrains expansion of site to the north).
R21	Northway (Back of High Street shops)	Northway (back of shops)	High street shop service areas	0.09	R	Ancillary to businesses on High Street
R22	Northway	Youth Centre and bowling green	Adj. to Council offices	0.32	R	Community facility and sports provision to be protected.
R23	Solomon's Hill	Car park and garages	Residential parking for flats and site forms immediate frontage to flats.	0.13	R	Provides residential parking for adjacent flats and forms frontage for flats - inappropriate for redevelopment.
R24	Northway	Car park	Adjacent to rose garden	0.13	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R25	Northway Road	Car park	2 levelled car park, potential to provide housing and retain car park?	0.14	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R26	22 High Street	Beer Garden & Car Park	The Coach and Horses beer garden	0.1	R	Ancillary to public house - community facility to be protected.

R27A	Talbot Road	Car park for resident use only, off Talbot Road	Whole site in FZ2, adj. to Oxhey Brook and FZ3b - would need a minimum 8m buffer from any development	0.08	R	Site is in use for resident parking for terraced housing on opposite side of Talbot Road
R27B	Talbot Road	Council pay and display car park	Whole site in FZ2, adj. to Oxhey Brook and FZ3b - would need a minimum 8m buffer from any development	0.06	R	Need for buffer from FZ3b reduces developable area to an insufficient size (approx. 0.03ha). It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R29	High Street	Station car park	Car park has been redeveloped and is in use (04/0027/FUL)	0.2	R	Station car park is in use and has not been put forward for consideration
R30	Park Road	Woodland	Railway embankment line	0.6	R	Put forward to Call for Sites (CFS40) - already included in the SHELAA.
R31	Victoria Close	Garage	Run down - but used for MOT centre	0.03	R	Existing housing allocation - H(16). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
R33	Nightingale Rd	Residential gardens	Accessed from Raven Close, adjacent to railway line	0.18	R	Residential gardens - inappropriate for development
R34	Behind Nightingale Crt	Land to the rear of Nightingale Court	Landlocked to the north and east by residential gardens and to the south by the railway line, but could potentially be accessed via Nightingale Court (off Nightingale Road). Entirely covered by woodland. Approx. 0.23ha.	0.2	R	Wholly covered by protected trees - inappropriate for development
R35	Harefield Road	Car park & supermarket	Still in use as parking for Tesco. Potential to build above.	1.2	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
R37	17 Harefield Road	Verge	Small grass verge on corner of the road	0.01	R	Grass verge - inappropriate for development. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

R38	14 Rushmore Close	Verge		0.02	R	Grass verge - inappropriate for development. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R39	After 5 The Byeway	Open space		1.13	R	Site is a designated open space
R40A	Back of 12a, Church Street	Car park	Business car park	0.01	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R44	144 High Street	Back lands	Open ground with building occupying a business 'Vault Design'	0.01	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
R45	Parsonage Road	Railway sideland	Close to electricity cables for rail service and electricity sub station on east of site.	0.01	R	Inappropriate development with close proximity to railway site which would affect potential residents.
R46	202 High Street	Residents Garden	Garden used for residents and parking	0.03	R	Residential gardens - inappropriate for development
R50	Park Road	Printing business		0.08	R	In use for business
R51	Ebury Road, Royal Legion	Royal Legion Club		0.08	R	Allocated housing site (Royal British Legion, Ebury Road (H18)), to be carried forward to new Local Plan
R52	Senior House	Office	Functioning office. Partially in FZ3a, 3b and 2	0.08	R	Office in use in town centre location
R53	Harefield Road	Depot	In use for depot. Approval granted for redevelopment into office - 19/1557/FUL	0.5	R	Plans to redevelop site for office use - 19/1557/FUL
RW2	Opposite 3 Ridge Way	Residential gardens	In use as garden land	0.06	R	Residential gardens - inappropriate for redevelopment
RW4	Land between 2 Hill Rise and 1 Highfield Way	Residential gardens	Large gardens of two dwellings	0.07	R	Residential gardens - inappropriate for redevelopment
RW5	Land between 1 Hill Rise and 2 Shepherds Way	Residential gardens	Large gardens of two dwellings	0.07	R	Residential gardens - inappropriate for redevelopment

RW6	Lawn Tennis Club Meadow Way	Car park	Tennis club car park	0.07	R	Ancillary to tennis club - recreation/sports use to be protected
RW9	Townfield	Substations & railway land	Railway line	0.17	R	Current use is necessary for operation of railway - inappropriate for development
RW10	Townfield	Substations & railway land	Railway line	0.1	R	Current use is necessary for operation of railway - inappropriate for development
RW11	Townfield	Garden	Large garden to the farm, grounds of Listed Building	0.1	R	Part of the setting of the Listed Building - considered inappropriate for redevelopment
RW13	Garage of 34 Cedars and 27 Nightingale Road	Garage	Garage and back garden of residential properties	0.07	R	Residential gardens - inappropriate for redevelopment
RW14	Belfry Lane	Gardens	Parking area and gardens for residents	0.15	R	Residential gardens - inappropriate for redevelopment
RW15	Garage Court Belfrey Lane	Garages	Garges for residents, private road, small access route	0.01	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
RW16	Public house at 91 Uxbridge Road	Garden	Public house garden	0.1	R	Ancillary to public house - considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
RW17	House and garden at 93 Uxbridge Road	House & Garden	Residential dwelling	0.2	R	Residential garden - inappropriate for development
RW18	House and garden at 95 Uxbridge Road	House & Garden	Residential dwelling	0.16	R	Residential garden - inappropriate for development
RW19	101 Uxbridge Road	Car park	Staff car park for doctors surgery	0.04	R	Ancillary to doctors surgery - use to be protected
RW20	Texaco filling station Money Hil Parade	Small backland	Well used filling station (now esso)	0.15	R	In constant use for filling station
RW21	Garages to the back of Uxbridge Road Shopping parade	Garages	Car mechanics, cleaners and car dealers. Adjacent to servicing area with supports shops along Moneyhill Parade.	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Servicing area to the north of the site and woodland to

						the south would need to be retained, therefore no possibility to expand.
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	Garages		0.1	R	Part of existing allocated housing site (H15)
RW24	Berry Way	Residential back garden	Back garden and garage area for residential dwelling	0.04	R	Residential gardens - inappropriate for redevelopment
RW25	Berry Way	Residential back garden	Back garden and garage area for residential dwelling	0.04	R	Residential gardens - inappropriate for redevelopment
RW26	West Way behind 2a Pheasants Way	Residential back garden	Back garden and garage area for residential dwelling	0.03	R	Residential gardens - inappropriate for redevelopment
RW27	Moneyhill Road	Residential back garden	Back garden and garage area for residential dwelling	0.04	R	Residential gardens - inappropriate for redevelopment
RW28	Moneyhill Road	Residential back garden	Back garden and garage area for residential dwelling	0.03	R	Residential gardens - inappropriate for redevelopment
RW29	Belfry Road	Back gardens	Large residential back gardens	0.08	R	Residential gardens - inappropriate for redevelopment
RW30	Highfield Way	Open space	Verges in front of residential properties	0.3	R	Frontage to existing residential development and provides amenity space - inappropriate for development.
Sites Identified in 2019 Study						
RW31	Garden land off Uxbridge Road	Garden land	Owned by TRDC - leased to residents for garden land. 1 year garden licences for residents of Grove Road/Uxbridge Road	0.16	Include in SHELAA	Further assessment required - site to be included in the SHELAA

Appendix 1b: Croxley Green

Croxley Green						
Site Ref.	Name / Address	Current Use	Notes	Size	Accept / Reject	Reason/Comment
CG1	Scots Mill Lane	Woodland	Adjacent to Scots Mill Lane and Park Road. Tree coverage	0.1	R	In the Green Belt
CG2	Windmill Drive	Garages	Off Windmill Drive	0.05	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG3	Windmill Drive - adjacent to 87	Garages	Existing access route to garages	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG4	34 Windmill Drive	Original windmill	Grade II Listed Building	0.08	R	Grade II Listed Building already converted to residential use
CG5	Sportsman Pub Watford Road	Pub garden and car park	Ancillary to pub	0.08	R	Public house considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
CG6	Back land to New Parade, The Green	Greystone Works	Existing access route to garages	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Application for 4 dwellings is currently pending consideration (19/2213/FUL) - development of the site to be decided via the planning application route.
CG7	The Vicarage, The Green	Garden of Vicarage	Tree coverage	0.1	R	Garden - inappropriate for development
CG8	16 Copthorne Road	Private dwelling and grounds	According to previous Urban Capacity, the private owner had intentions to redevelop the property.	0.18	R	Existing residential property
CG9	Elmcote House	Private dwelling	TPOs at corner of site. Majority of land is previously developed with greenfield land to rear. 1996-2014 - in use as offices. 2014 - use as a private dwelling.	0.04	R	Recently came into use as a private dwelling in 2014
CG10	22 Copthorne Road	Dwelling and garden		0.4	R	Private residential property and garden - inappropriate for redevelopment.
CG11	Artichoke Pub	Pub garden	Ancillary to pub	0.14	R	Public house considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
CG12	Old Barn Lane	Garages	Garages specifically providing four 5 terraced dwellings adjacent to the garages -	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

CG13	Coach and Horses Pub, The Green	Play area, part of pub garden	Ancillary to pub	0.07	R	Public house considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
CG14	Parrots Close	Residential properties	Additional dwelling had been constructed on site since previous Urban Capacity study - now 3 dwellings on site.	0.3	R	Existing residential property
CG15	Cherwell Close	Residential gardens and parking bays	Visitor parking spaces for retirement housing properties - Hanover Housing (provider)	0.09	R	Residential gardens and ancillary parking to retirement housing - inappropriate for development
CG16	Owens Way	Garages	Narrow access, adjacent to residential gardens	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG17	Community Way	Private overgrown land	Overgrown land with tree coverage - some TPOs on site. Adjacent to residential gardens/rear of shops on New Road and the car park of the Community Centre. Previous applications for residential development have been refused - 01/01576/FUL.	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. More appropriately considered via the planning application route.
CG18	Community Way	Car park	Services New Road local retail centre, car park use would likely need to be protected/re-provisioned	0.2	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG19	Community Way	Allotments		1.9	R	The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision across the District. It is therefore considered necessary to retain and protect the allotment.
CG20	Between 97-99 New Road	Residential outbuildings	Singular access from New Road - very narrow	0.03	R	Outbuildings in residential garden - inappropriate for redevelopment. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG21	Evans Close	Private residential car park	9/0245/80 - car park approved as part of planning application for 18 houses and 4 flats. Private car park for residents of Evan's Close. No existing opportunity for alternative provision i.e. through driveways.	0.07	R	Private car park for residents of Evan's Close. No existing opportunity for alternative provision.
CG22	Back of 7-17 New Road	Gardens of residential dwellings		0.07	R	Residential gardens - inappropriate for development

CG23	Back of New Road	Residential and builder's yard	15/0212/FUL - 3 residential dwellings completed to rear of 21-25 New Road (now named Hollowtree Mews). Remainder of site in use as builders yard and garages.	0.15	R	Part of site built out - 15/0212/FUL. Remainder of site is an in use builder's yard and garages - see CG60
CG26	52-59 Yorke Road	Garages	Narrow access from Yorke Road	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG27	5 Watford Road	Residential garden		0.04	R	Residential garden - inappropriate for development.
CG30	behind 37 Yorke Road/The Duke pub	Woodland at rear of gardens	Woodland at rear of properties on Dukes Place and Yorke Road. Small area with no access	0.04	R	Landlocked
CG31	22 New Road	Residential garden		0.01	R	Residential garden - inappropriate for development.
CG32	50-52 New Road	New Road Service Station (50-52 New Road)	Parking at rear used for customer vehicles. 07/0850/FUL - erection of an additional workshop building. Existing housing allocation.	0.17	R	Existing housing allocation – H(11). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
CG33	Dickinson Square	Car park, office, dwelling	To the rear of the Co-op. Part of site provides car parking for shop and Dickinson House building is in active use as an office (ground and part first floor) and a dwelling (part first floor). 14/1641/PDR - change of use from office to flat, approved.	0.1	R	Permission for residential use has been implemented.
CG35	Behind 206 New Road	4 garages	Overlooking issues to adjacent gardens and access is through property of 206 New Road - would not be sufficient for 5 dwellings. Access road adjacent to the site is also accessed underneath an existing property.	0.01	R	Existing access route is insufficient with no alternative access possible
CG36	Fox and Hounds New Road	Rear car park of The Fox and Hounds	Some parking spaces to front of pub exist.	0.08	R	Parking is ancillary to public house - community facilities to be supported in line with the draft Social and Community Facilities policy.
CG37	2 Barton Way	Builders yard	Tree coverage, access from New Road. Garages along access road.	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG38	278-293 New road	Garages	Adjacent to gardens, narrow access	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

CG39	New Road/Watford Road	Pub car park	Site forms part of the car park of The Red House public house, recently reconfigured (14/1599/FUL). Parking is ancillary to public house - community facilities to be supported in line with the draft Social and Community Facilities policy.	0.1	R	Parking is ancillary to public house - community facilities to be supported in line with the draft Social and Community Facilities policy.
CG40	134 Watford Road	Garages and land for servicing of shops	Close to railway line.	0.019	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Servicing area for retail units along Watford Road.
CG41	St Oswalds Church, Malvern Way	Car Park for church and parish hall		0.04	R	Ancillary to church and parish hall, considered to be community facilities which should be retained and protected
CG42	Winton Drive	Garages and car park	Private garages, next to residential flats on Baldwins Lane	0.07	R	Car park for residential flats adjacent to the car park, on-street parking would be insufficient for number of properties. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG43	Rear of 41-52 Baldwins Lane shopping parade	Garages to rear of 41-52 Baldwins Lane	Adjacent to servicing area supporting shops on Baldwins Lane	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG44	The Surgery (158 New road)	GP surgery		0.07	R	Doctor's surgery to be retained and protected
CG45	127 New Road	2 garages at rear of house and garden	Small site, insufficient for five dwellings	0.01	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG46	Library, New Road	Croxley Green library		0.05	R	Community facility and has not been promoted for development - site is unavailable
CG47	Grove Crescent	Garages	Council owned garages. Two access points.	0.2	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG49	Sycamore Road			0.27	R	Put forward to Call for Sites - included in SHELAA
CG50	Next to 60 Sycamore Road	Residential garden	Small size, adjacent to canal	0.04	R	Private residential garden - inappropriate for development
CG51	Cavendish Court	Garages	Private garages and rear driveways adjacent to rear gardens of properties. Driveways provide gated access into properties.	0.04	R	Inappropriate for development - private residential garages and driveways.

CG52	Watford Road	Car park for restaurant/pub		0.2	R	Parking is ancillary to public house - community facilities to be supported in line with the draft Social and Community Facilities policy.
CG53	Watford Road	Car sales	Renamed - Croxley Car Centre	0.09	R	Already allocated for housing, to be carried forward to the new Local Plan - Site H(19), 33 Baldwins Lane
CG54	Behind 243-247 Watford Road	Workshops / small businesses	Workshops for car servicing/repairs, carpet sales and other business uses. Business premises and private access road adjacent to a residential house.	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG55	Between Baldwins Lane and Winton Approach	Woodland	Currently provides a woodland buffer between railway line and residential houses.	0.2	R	Narrow long strip of trees comprise the site area forming buffer to railway, immediately adjacent to railway line - inappropriate for development
CG58	Sycamore Road	Garages	2 sets of garages, small site. Electricity generator adjacent to the eastern boundary.	0.3	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG59	The Osiers	Woodland	TPOs cover approx. half of the site area. Ordinary watercourse runs through centre of the site. Adjacent to Flood Zone 3b (canal) which would need 3m buffer distance to any new development. Adjacent to the rear of residential gardens on Oakleigh Drive. 8/344/76, 05/1776/FUL. 04/1482/FUL - residential development applications - refused.	0.3	R	Woodland and constraints on site - inappropriate for development
CG60	Croxley LUT station	Croxley station		0.6	R	Already considered as part of the SHELAA process
CG61	Rickmansworth School, Scotts Hill	Open space/playing fields	Ancillary to education use	6	R	Rickmansworth school playing fields are available for community use and should be retained and enhanced. Education land to be safeguarded for possible future expansion. The site is within the Green Belt.
CG62	Site next to Rickmansworth School on Watford Road	Rough ground	Informal parking use	0.07	R	The site was not promoted by the land owner (HCC) therefore the site is unavailable.
CG63	Sycamore Road	Garages	3 sets of garages, provided as part of original development of Sycamore Close flats.	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG64	Sycamore Road	Green amenity space	Tree coverage. Adjacent to Valley Walk and Sycamore Road	0.14	R	Amenity space forming frontage of properties and wholly covered by protected trees - inappropriate for development.

New Sites Identified in 2019 Study

CG65	British Red Cross, Community Way	Red Cross Building	Pre-app submitted 2018 for 11 flats (application site was the Red Cross building and the adjacent private car park). This building has been declared an Asset of Community Value.	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG67	Garages to the rear of Scout Hut and Properties, Watford Road	Garages & Parking	Northern boundary is adjacent to railway line, with some buffer of trees existing. To the rear of three residential gardens and a scout hut. Used for parking. Railway buffer would need to be retained/provided.	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG68	Garages, Grove Crescent	Garages	4 garages with forecourt/hardstanding - TRDC ownership	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CG69	Grove Crescent, Garages	Garages	2 sets of garages on either side/to rear of residential flats	0.01 (both courts together)	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CG70	Croxley Plumbing Supplies, Winton House	Plumbing supplies shop (A1)	19/1215/FUL - change of use from retail to nursery.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

Appendix 1c: South Oxhey

South Oxhey						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment
AS1	Bromborough Green/ Ashridge drive	Green space and car parking		0.7	R	Amenity space and car parking forming frontage of residential properties - inappropriate for development
AS2	Prestwick Road	Green verge	Green verge to side of residences	0.02	R	Amenity space inappropriate for development. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AS3	Bognor Gardens/ Bowring Green	Car parking	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.05	R	Provides residential parking and development would not provide sufficient space between any new housing and existing housing. Lielky overlooking issues.
AS5	Morrison Close	Garages		0.25	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AS6	Huntercrombe Gardens/ Ashridge gardens	Open space	Residential development has direct frontage onto the area of open space, which also has tree coverage	0.05	R	Amenity green space to be retained and site has immediate frontage onto housing
AS7	Kenilworth Gardens (Site extended)	Amenity greenspace	Adjacent to existing house and residential gardens	0.03	R	Residential amenity greenspace and parking provision. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process
AS8	Barnhurst Path	Garages and hardstanding	Electricity substation adjacent to garages - would need to be retained. Narrow access.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered

						through the planning application process.
AS9	Prestwick Road	Garage court and parking/servicing area	Servicing area ancillary to businesses along shopping parade and parking area for residents living in flats above retail units - both immediately fronting the garages, with small area left for vehicular manoeuvres between parking area and garages.	0.1	R	Servicing area ancillary to businesses along shopping parade and parking area for residents living in flats above retail units - inappropriate for redevelopment.
AS11	Ashridge Drive	Green space	Adjacent to car parking bays	0.04	R	Frontage of existing residential development and provides amenity space. Inappropriate for development.
AS12	Bramley Gardens. Heysham Drive	Green space and residential parking	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.17	R	Frontage of existing residential development. Inappropriate for development.
AS13	Blackford Road	Garages adjacent to residential gardens	Existing access from Blackford Rd.	0.11	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AS14	Heysham drive	Allotments	Ashford Green Allotments	0.1	R	The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision and Watford Rural is currently below the recommended quantity standard. It is therefore considered necessary to retain and protect the allotment.
AS15	Heysham Drive	Amenity green space	Adjacent to residential properties and footpaths	0.02	R	Amenity space, inappropriate for development
AS16	Heysham Drive	Car parking and amenity green space	Forms frontage of properties, has tree coverage and provides residential car parking	0.07	R	Frontage of existing residential development and provides amenity space. Inappropriate for development.
AS17	Heysham Drive	Grazing Land at Foxgrove Path/Heysham Drive	Existing allocation	1.5	R	Existing housing allocation - H(31) Grazing Land at Foxgrove Path/Heysham Drive. The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.

AS20	Blackford Road	Amenity greenspace	To side and front of surrounding residences. 04/1721/OUT - one dwelling was erected on part of the land.	0.04	R	Remainder of greenspace provides amenity space to surrounding residential development. Insufficient space between any new housing and existing housing - overlooking issues. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AS21	Ilkey road	Amenity greenspace and parking bays	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.07	R	Provides residential parking and development would not provide sufficient space between any new housing and existing housing. Overlooking issues.
AS22	Ormskirk Road	Green verges and car parking spaces	Frontage of existing housing and amenity grassland	0.1	R	Amenity space, inappropriate for development. Development of the grassland would be immediately in front of existing houses - overlooking and residential amenity issues.
AS23	Prestwick Road	Green amenity space	Tree coverage. Adj. to Pestwick Raod and Little Oxhey Lane. Dramatic gradient.	0.3	R	Amenity space, inappropriate for development
AS24	Woodhall Lane	Green amenity space and car parking	Adj. to Woodhall Lane and Little Oxhey Lane	0.1	R	Frontage of existing residential development and provides amenity space and parking. Inappropriate for development.
AS25	Woodhall Lane	Green space and car parking	Immediately in front of residential properties, beyond footpath. Lundlin Walk and Woodhall Lane	0.08	R	Frontage of existing residential development and provides amenity space and parking. Inappropriate for development.
AS26	Ormskirk Road	Green verge, car parking, footpath	Immediately in front of residential properties and provides parking to existing residential development	0.07	R	Frontage of existing residential development and provides amenity space and parking. Inappropriate for development.
AS27	Woodhall Lane	Allotments	Newport Mead Allotments	0.4	R	The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision and Watford Rural is currently below the recommended

						quantity standard. It is therefore considered necessary to retain and protect the allotment.
AS28	Woodhall Lane/Ganton Walk	Green space and car parking	Immediately in front of residential properties, beyond footpath. Adj to Ganton Walk and Woodhall Lane.	0.07	R	Frontage of existing residential development and provides amenity space. Inappropriate for development.
AS29	Caldwell Road	Green space and car parking	Car parking bays have recently been developed on part of the green amenity space. Residential properties have immediate frontage onto the site.	0.13	R	Frontage of existing residential development and provides amenity space and parking. Inappropriate for development.
AS30	Kilmarnock Road	Green verge	Adjacent to residential gardens. Newport Mead/Kilmarnock Road.	0.03	R	Forms immediate frontage of properties and currently provides amenity space and residential car parking- inappropriate for development.
AS31	Woodhall Lane	Garages	Existing access is narrow (single-file traffic) from Woodhall Lane. Approx. 0.08ha with narrow vehicular access point from Woodhall Lane	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
NW1	Markeston Green	Amenity greenspace and parking bays	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.15	R	Frontage of existing residential development and provides amenity space. Inappropriate for development. Provides residential parking and development would not provide sufficient space between any new housing and existing housing.
NW2	Prestwick Road	Public house and garden	Pub is in use. Garages to be considered separately - NW34	0.14	R	Considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
NW3	Prestwick Road	Allotments	No vehicular access - landlocked behind existing housing.	0.1	R	The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision and Watford Rural is currently below the recommended quantity standard. It is therefore considered necessary to retain and protect the allotment.

NW4	Northwick Road	Green verge	Adjacent to the sides of residential properties and footpaths on Northwick Road and Prestwick Road. Tree coverage	0.05	R	Amenity space, inappropriate for development.
NW5	Birstall Green/ Northwick Road	Amenity greenspace and parking bays	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.15	R	Frontage of existing residential development and provides amenity space - inappropriate for development. Provides residential parking and development would not provide sufficient space between any new housing and existing housing.
NW7	Seacroft Gardens	Amenity greenspace		0.07	R	Frontage of existing residential development and provides amenity space - inappropriate for development.
NW10	Oxhey Drive	Amenity greenspace	Amenity greenspace	0.15	R	Frontage to existing flatted development and provides amenity space - inappropriate for development.
NW14	Henbury Way	Kingdom Hall of Jehovah's Witnesses		0.06	R	Considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
NW16	Fairfield Avenue	Green verge	Part of amenity greenspace to east of South Oxhey Library site. Trees on site.	0.07	R	Amenity space and part of a community facility - inappropriate for redevelopment.
NW18	Ferryhills Close/Fairfield Avenue	Amenity greenspace and parking bays	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.1	R	Frontage of existing residential development and provides amenity space. Inappropriate for development. Provides residential parking and development would not provide sufficient space between any new housing and existing housing.
NW19	Gosforth Lane	Green space	Adjacent to Gosforth Lane and Otley Way. Part of redevelopment and expansion area of The Centre (leisure centre) - 18/1806/FUL	0.17	R	Unavailable - recently permitted for leisure use and under construction
NW20	Lincoln Drive	Parking	Provision for adjacent flatted developments	0.04	R	Provision to existing residential development

NW21	Matlock Cres	Communal private amenity greenspace	To rear of flatted development - provides communal amenity space to residents	0.04	R	Private amenity greenspace - inappropriate for development
NW22	Ainsdale road	Green verge	Adjacent to residential gardens. Flatted 3-storey development adjacent to site.	0.06	R	Green verge/amenity greenspace - inappropriate for redevelopment.
NW23	Otley Way	Garages	Electricity sub-station on site, adjacent to garages. Site adjacent to residential gardens. Car park servicing nearby flats located to the east. Garages in good condition, in TRDC Ownership.	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
NW24	Oxhey Drive	Church Hall	Car parking ancillary to St Joseph's Church. Church Hall in community use.	0.12	R	Considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
NW26	Chilwell Gardens	Amenity greenspace and playspace	Open/amenity/play space provision as part of wider redevelopment - 02/00719/AOD	0.04	R	Inappropriate for development. Open spaces to be retained and protected.
NW27	Chilwell Gardens	Residential gardens	03/1118/FUL - change of use of allotments to residential gardens - complete.	0.14	R	Residential gardens - inappropriate for development
NW28	Fleetwood Way	Garages	Singular vehicle access from Fleetwood Way. Adjacent to residential gardens. Electricity substation on site. Small in size.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
NW29	Murfield Green	Amenity greenspace and parking bays	Forms the immediate frontage of dwellings and parking bays for existing residential development	0.1	R	Frontage of existing residential development and provides amenity space. Inappropriate for development. Provides residential parking and development would not provide sufficient space between any new housing and existing housing.
NW30	Redwood Close	Parking court and garages	Parking court with access from Redwood Close. Adjacent to gardens with trees along boundaries.	0.05	R	Provides residential parking to adjacent houses. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the

						site would be more appropriately considered through the planning application process.
NW32	Maylands Road	Parking	Several parking courts/driveways forming the frontage of existing properties along Maylands Road.	0.02	R	Frontage of existing properties and private driveways - inappropriate for development.
NW33	Chilwell Gardens	Green verge	Narrow, small in size - roughly has footprint for 1-2 two storey dwelling(s) with gardens. Adj to Chilwell Gardens and Northwick Road.	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
New Sites Identified in 2019 Study						
AS35	Hardstanding, Ashridge Drive	Hardstanding	Former garage court	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AS36	Builders Yard, rear of 337 Prestwick Road	Builder's Yard	To the rear of residential gardens and adjacent to garage court (AS9). Active builder's specialist currently occupies the site (PiLON). Local Nature Reserve and Local Wildlife Site adjacent to southern boundary.	0.03	R	Active business occupies the site. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
NW34	Garages, to rear of The Dick Whittington, Pretwick Road	Garages	Approx. 40 metre long access road into the site from Prestwick Road which is narrow/accommodates single-file traffic. Adjacent to residential gardens and public house so unable to widen access. In TRDC ownership.	0.09	Include in SHELAA	Further assessment required - site to be included in the SHELAA

Appendix 1d: Abbots Langley

Abbots Langley						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment
AB2	Breakspeare Road	Car Repairs Centre, mechanics/garage	Garage and Car Repairs Centre with parking to front and rear. Residential garages located to the west of the service station. Well used.	0.7	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB3	Gallows Hill Lane	The Royal Oak public house and ancillary parking, located off Kitter Green.	Still operational as a pub and parking.	0.11	R	Public house is in use, has recently come under new management and is considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy.
AB4	Trowley Rise	Residential gardens	Electricity sub-station on site.	0.14	R	In use as residential gardens - inappropriate for redevelopment. Frontage onto roundabout would be likely to have a negative effect on highway safety. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AB5	Marlin Square	Occupied by Garratts Damp & Timber Ltd.	Access from Marlin Square, surrounded by existing residential development. Public right of way along western boundary.	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB7	Kitters Green	Amenity space for Castano Court (residential flats)	Adjacent to flats and residential dwellings, no access	0.07	R	Amenity space with no access
AB8	High Street	Manor House allotments	Managed by Abbots Langley Parish Council and rated as high quality in the Open Space Assessment (2019). Parking	0.3	R	In operational use. The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision and Abbots Langley is currently

			provision for the allotment is noted as beneficial in the study.			below the recommended quantity standard. It is therefore considered necessary to retain and protect the allotment.
AB9	Abbots Road	Long stay free car park	TRDC ownership	0.4	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB11	Abbots Road	Servicing parking for Barclays Bank	To the rear of 38-42 High Street (Barclays, Hairshare, Post Office and Abbots Langley Dental Practice).	0.4	R	Ancillary parking to adjacent businesses and a small plot, it is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AB12	St Lawrence Close	Church grounds and cemetery	Assessed as part of Abbots Langley Cemetery in the Open Space Assessment (2019). Rated as high quality.	0.6	R	In a Local Wildlife Site (Abbots Langley Churchyard) and currently in use as a cemetery.
AB14	Backs onto St Lawrence Close	Garden	Setting of The Vicarage Grade II Listed building.	0.19	R	Part of the setting of the Grade II Listed Building and a residential garden to The Vicarage - considered inappropriate for redevelopment
AB15	St Lawrence Close	Residential gardens		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AB16	Abbots Road	Rear gardens of two Listed Buildings		0.5	R	Setting of two Grade II Listed Buildings and in use as residential gardens - considered inappropriate for redevelopment.
AB18	Parsonage Close	Garages	TRDC ownership	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB19	High Street	School playing field of Abbots Langley School	Fields used for educational purposes	1.5	R	School playing fields to be retained for education purposes
AB20	High Street	Assisted living residence, Margaret House		0.7	R	Site is in operational use and provides C2 accommodation

AB21	Kings Head	The Kings Head pub, garden and car park		0.1	R	Site has been put forward as part of the Call for Sites and is already being considered as part of the SHELAA process
AB22	High Street	Pin Wei Car Park		0.13	R	An existing housing allocation – H(3). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
AB23	High Street	Rear of 63 The Crescent	8/173/89 - demolition of property and the erection of four dwellings - refused.	0.1	R	Existing access narrow - not possible to widen the access route as the access is adjacent to residential properties on both sides. Any alternative access would be through residential gardens. Any development would constitute be backland development.
AB24	The Crescent	Garages adjacent to Breakspear Court		0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB25	Breakspear Court	Car park and former Breakspear College building	Adjacent to Breakspear Court building. Former Breakspear College building is Listed and is in residential use - 03/1161/FUL.	0.06	R	The car park is ancillary to Breakspear Court which provides supporting living accommodation to elderly persons. The former Breakspear College building is a Listed Building and has already been converted to a residential use.
AB26	Tibbs Hill Road	Garages	3 rows of garages (20+)	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB28	Creasy Close	Garage court and allotments	Could access the allotment via Old Trowley, off Tibbs Hill Road	0.06	R	The Open Space Standards Paper (2019) estimates a future requirement of 2.02ha of allotment provision and Abbots Langley is currently below the recommended quantity standard. It is therefore considered necessary to retain and protect the allotment. 8/307/88 -

						Garages built together with 47 houses on Creasy Close (in multiple ownerships associated with existing properties)
AB29	Trowley Rise	Men's club	Recently refurbished	0.14	R	Already contained in the SHELAA
AB30	Summerhouse Way	Garages	Small site. Public footpath adjacent to northern boundary which also provides access to allotments. Southern boundary adjacent to allotments.	0.05	R	Access from Summerhouse Way is a singular access road and would not be a sufficient primary access for new residential development on the site. No opportunity to widen the access route as the access is adjacent to residential gardens on both sides.
AB31	Jacketts Field	Garages and parking bays	One row of garages with parking bays located opposite	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB32	Off Tibbs Hill Road	Builders yard and homeopathy practice	Part greenfield and part brownfield. Site contains 3 buildings. Unit 1 - 00/00548/FUL for change of use from B1 to homeopathy practice. Trees on site (non-TPO) and adjacent to residential gardens. Access is narrow (single-file).	0.16	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB34	High Street, The Crescent	Service area for businesses	Access to shops/businesses	0.03	R	Ancillary to businesses on the High Street. Not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
LB1	Old Mill Road	Residential	Dwelling, old estate and gardens	0.09	R	In use as a residential dwelling - inappropriate for redevelopment
LB2	Hunton Bridge Hill	Pub garden	Pub garden of viable pub backing onto flood plain. In the Green Belt.	0.9	R	Already included in the SHELAA - CFS71.

LB3	Long Elms	Garage courts and verge	Private garages. Site subject to TPO (trees located along boundaries).	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
LB4	The Garth	Garage courts and grass area	Granted approval for redevelopment into 4 flats with parking on grass verge opposite site (19/2396/FUL) - to be included in commitments.	0.07	R	Approved permission 19/2396/FUL to be identified as part of future supply
LB6	Hazelbury Avenue	Grasslands	Backlands enclosed on all sides by residential gardens - access via footpath only	0.5	R	No access on to site, so it would not be achievable
New Sites Identified in 2019 Study						
AB35	Yard to south of allotments, Gallows Hill Lane	Builders Yard/Storage		0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB36	Land to the rear of Causeway House	Amenity Greenfield Land	To rear of Causeway House and adjacent to long stay car park (AB9). Causeway House flats adjacent to separate amenity greenspace.	0.11	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
AB37	Jacketts Field Garages 2	Garages	1 row of garages, adjacent to parking bays and frontage of residential gardens. TRDC owned.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AB38	Jacketts Field Garages 3	Garages	1 row of garages, provides the foundation/ground of residential gardens which are set at an upper level. TRDC owned.	0.05	R	Demolition of the garages would result in the clearance/ demolition of residential gardens. Not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
AB39	Rosehill Gardens Garages	Garages	Garages accessed from Rosehill Gardens, with residential gardens adjacent to all boundaries. Narrow access adjacent to residential properties. TRDC owned.	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 1e: Chorleywood

Chorleywood						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment
CE1	Beechwood Park	Small area of woodland	Site is covered by protected trees and surrounded by residential development. Part of site contains building providing residential accommodation for the elderly (94/135/8LB).	0.08	R	Site is covered by protected trees and is landlocked by residential properties.
CE2	Chestnut Avenue	Residential garden	Garden with tree coverage (subject to TPO), adjacent to residential gardens on all sides. Forms part of garden of 12 Chesnut Avenue in permission 17/0558/FUL.	0.3	R	Landlocked with no access. Part of a residential garden - inappropriate for development.
CE3	Land adj. Chestnut Avenue and Chorleywood Road	Open plot of land	Adj. to Chestnut Avenue and Chorleywood Road. 17/1560/FUL - approved for construction of replacement dwelling.	0.1	R	17/1560/FUL - Demolition of existing dwelling and construction of replacement of two storey dwelling with accommodation within the roof-construction has started.
CW1	Homefield Road	Part of garden of large house	Site is covered by an existing residential property. Identified site from map contained in previous Urban Capacity study	0.06	R	Residential garden - considered inappropriate for redevelopment.
CW2	Homefield Road	Part of garden of large house	Site is covered by an existing residential property.	0.12	R	Existing property and garden - inappropriate for redevelopment
CW3	17 Lower Road	Residential garden	Now a residential property	0.01	R	Residential property - inappropriate for redevelopment
CW4	Ferry Lane	Car park	Steep topography on access road into site	0.24	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CW5	2 South Road	Garden of residences and dental practice	Adjacent to private car park which serves properties located on Lower Road.	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CW7	Shire Lane	Car park	Supports the retail centre of Chorleywood	0.03	R	Car parking bays form frontage to shops/services. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

CW8	Lower Road	Telephone exchange building	To the rear of retail units and garages on New Parade and Shire Lane. Garages surround the Telephone Exchange.	0.09	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CW9	Copmans Wick	Garages	Allotments adjacent to southern boundary. Public right of way runs along northern boundary, TPOs adjacent to the eastern boundary.	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CW11	Heronsgate Road	Car sales and servicing		0.09	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CW12	Heronsgate Road	Car sales and servicing	Access to the site is a narrow road which is a public right of way. Surrounded by residential properties.	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CW13	Bullsland Gardens	Garages off Bullsland Gardens	Garages have frontage on residential road, with dwellings opposite.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CW14	St Andrews Church	Front garden/lawn	Adjacent to church hall and vicarage. Access via car park. Small plot	0.06	R	No access - landlocked by adjacent Church and residential dwellings. Garden considered inappropriate for development.
CW16	Lower Road	Retail/services units, Doctors Surgery and car park to rear	Private car park servicing Witton House building. Flats above units.	0.09	R	In active use as retail units, with flats above, and doctors surgery
CW18	Shire Lane (behind main parade)	Parking and ancillary space to flats, servicing area for businesses		0.07	R	Servicing area for businesses on Shire Lane and parking area for flats adjacent to south of the site.
New Sites Identified in 2019 Study						
CW21	Clement Cottage/Keepers Cottage, Homefield Road	Residential dwellings	16/2753/FUL – demolition of dwelling and construction of 4 dwellings - construction has started. On a steep hill. Access road to residential properties located behind the site runs through the site.	0.14	R	Construction has started - will be identified in commitments.
CW22	Land adj Long Lane & Stag Lane	Covered resevoir	Not located in the Green Belt. The resevoir is operated by Affinity Water	0.8	R	In use as a resevoir - inappropriate for residential development

CW23	Land to the rear of Clovers Court	Open Land	Access via Clovers Court off Quickley Lane. Open land to the rear of existing housing and parking. 11/1652/FUL - Condition stating that no structures/enclosures or any hard surface should be constructed on the open space to the rear of Clovers Court, without the <i>prior written permission of the Local Planning Authority</i>	0.11	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CW24	Garages to rear of Green Street	Garages	Access from Green Street, adjacent to railway and residential gardens	0.13	Include in SHELAA	18/1744/FUL - demolition of garages and erection of 6 flats - appeal allowed to conditions.
CW25	Ryman Court Garages	Garages	Accessed via a road to the rear of properties	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 1f: Mill End

Mill End						
Site Ref.	Name / Address	Current Use	Notes	Size	Accept / Reject	Reason/Comment
P2	139 The Queens Drive	Grass verge	Grass verge, telephone pole and footpath access to the woods	0.03	R	Green verge/amenity greenspace - inappropriate for redevelopment.
P3	Edinburgh Avenue	Grass verge	Green verge on corner of Edinburgh Avenue and Oakfield, contains a tree	0.02	R	Green verge/amenity greenspace - inappropriate for redevelopment.
P4	Quickwood Close	Garages	Owned by TRDC	0.13	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P5	Aldbury Road	Grass verge	Small verges in front of residential properties	0.007	R	Part of residential garden - inappropriate for development
P6	Ivinghoe Road	Grass verge	Large grass verge used for residential parking	0.04	R	Green verge/amenity greenspace and residential parking provision - inappropriate for redevelopment.
P7	Oakfield	Garage Court	Owned by TRDC	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P8	Oakfield	Green open space	Grassy area with trees	0.05	R	Frontage to existing residential development and provides amenity space - inappropriate for development.
P9	Oakfield	Verge	Behind bus stops enclosed by hedges	0.04	R	Bus stop adjacent to frontage of the site, development may displace this. Green verge/amenity greenspace - inappropriate for redevelopment.
P10	Oakfield	Verge	Adjacent to properties	0.01	R	Frontage to existing residential development and provides amenity space - inappropriate for development.
P11	Chiltern Drive/Ashleys	Verge	Slight slope towards the road. Grass verge at corner of Chiltern Drive and Ashleys.	0.01	R	Green verge/amenity greenspace. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P13	To rear of 231 Uxbridge Road	Hawkford Hall	Grade II Listed building and grounds	0.06	R	Setting of Grade II Listed Building - inappropriate for redevelopment.
P14	90 Uxbridge Road	Fairway tyre and auto services	Forecourt and large warehouse	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

P15	Vine St, Peters Close	Garages		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P16	55 Church Lane	Garden/Driveway	Linear area adjacent to two dwelling	0.007	R	Driveway/garden - inappropriate for redevelopment. Shape of site would could not support development.
P17	St. Peters School	Playground	Play space for primary school	0.08	R	To be retained for education purposes
P18	1 Middleton Road	Residential garden	Garden, part of residential property	0.01	R	Residential gardens - inappropriate for development
P19	Beauchamp Gardens	Garages		0.01	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P20	Beauchamp Gardens	Garages		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P21	Tudor Way	Garages		0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P23	Church Lane, Penn	Open Space, community centre facility	Recently permitted application (19/0574/FUL) for an extension, refurbishment and extended car park	0.3	R	Community facility, recently refurbished, to be protected
P24	Beauchamp Gardens	Amenity grassland	Small area to north of the carpark	0.02	R	Amenity greenspace - inappropriate for redevelopment.
P25	Tudor Way	Open amenity grassland	Surrounded by housing with parts used for residential parking.	0.2	R	Frontage to existing residential development and provides amenity space - inappropriate for development.
P26	Windsor Way	Garage Court	Accessed via small route to rear or Middleton Rd & Tudor Way, garages in use	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P27	Chiltern Drive	Vacant land	Gated and overgrown. Owned by Homegroup	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P28	Chiltern Drive	Residential garden	In use	0.05	R	Residential gardens - inappropriate for development
P29	Chiltern Way/Coombe Hill Road	Grass verge	Slopes slightly down Coombe Hill.	0.04	R	Amenity greenspace - inappropriate for redevelopment. Road visibility issues.

P30	Edinburgh Ave	Garages	Garages in use. Surrounded by residential dwellings and gardens from all sides. TRDC owned.	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P32	Ashleys	Garage court	Garages in use, however poor condition. TRDC owned. Poor access, topographical changes and adjacent to residential properties on either side.	0.09	R	Site is set at higher level from surrounding residential dwellings & development would cause overlooking. Access is also poor.
P33	67 Chiltern Drive	Garage Court	Garages in use. Surrounded by residential dwellings and gardens from all sides. TRDC owned.	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P34	The Bucklands , off Berry Lane	Garages	Garages in use. Surrounded by residential dwellings and gardens from all sides. TRDC owned.	0.08	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
New Sites Identified in 2019 Study						
P37	Beresford Road/Basing Road	Garages	Garages in use. Surrounded by residential dwellings and gardens from all sides. TRDC owned.	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
P38	Whitfield Way	Garages	Garages in use. Surrounded by residential dwellings and gardens from all sides. TRDC owned.	0.09	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
P39	The Queens Drive Garages	Garages	Woodland and M25 to north, dwellings to east and west.	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 1g: Leavesden and Garston

Leavesden/Garston (All Identified in 2019 Study)						
Site Ref.	Name / Address	Current Use	Notes	Size	Accept / Reject	Reason/Comment
LG1	Garages to the west Lemonfield Drive, Garston	Garages	14 garages access from Lemonfield Drive. Approx 0.03ha	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
LG2	Storage yard off Bucknalls Lane	Storage yard	Adjacent to dwelling. Adjacent to M25 which is located to the west. Accessed from Bucknalls Lane	0.1	R	The site is located in the Green Belt.
LG3	Garages off Coates Way	Garages		0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
LG4	Garages off of Lemonfield Drive Smaller	Garages	9 garages accessed from Lemonfield Drive	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
LG5	Garages off Lemonfield Drive	Garages	21 garages access from Lemonfield Drive. Approx 0.06ha.	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
LG6	Garages off Coates Way	Garages	0.03ha approx. size	0.026	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
LG7	Garages off Chichester Way	Garages		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

Appendix 1h: Kings Langley

Kings Langley						
Site Ref.	Name / Address	Current Use	Notes	Site (ha)	Accept / Reject	Reason/Comment
KL2	Railway Terrace	Car park	Car park servicing flatted development to frontage of car park	0.1	R	There is no other option of parking within the vicinity for the residents of the flats
KL3	Railway Terrace	Vacant overgrown land	Partially FZ2. Already within Kings Langley mixed use employment allocation.	0.7	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
KL4	Harthall Lane	Residential garden		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
KL5	Primrose Hill	Warehousing	Part of an allocated mixed use employment site. Adjacent to KL3.	1.26	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
KL6	Primrose Hill	Storage yard and lorry parking, to rear of 28a-30a Primrose Hill	Storage to rear of residential properties - adjacent to gardens. Gated entry linked to property and storage units are integrated with existing properties. Overlooking/privacy issues possible. FZ3 on large proportion of the site.	0.5	R	Large proportion of site in Flood Zone 3 with the remainder in FZ2.
KL7	Primrose Hill	The Bell public house, garden and car park, Primrose Hill	19/0479/FUL - conversion of disused pub to three flats & erection of two dwellings. Loss of public house would mean the loss of community facility	0.08	R	Public house is considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy. 19/0479/FUL - recent application refused as there was not satisfactory evidence to show that the pub is no longer viable or that it could not be made viable in the foreseeable future.
KL9	Station Road	Car park	Land Adjacent 2 - 3 Station Road. Car park has been extended since previous Urban Capacity study - 16/1755/RSP - extension to car park approved. In the Green Belt.	0.2	R	Recently extended - servicing business. Already being considered as part of the SHELAA (PCS36)

KL11	Station Road	Overgrown land	Subject to enforcement - extension of car park located to the north (19/0618/RSP - refused). In the Green Belt.	0.25	R	Already being considered as part of the SHELAA (ACFS8b)
KL12	Egg Farm/ Station Road	Office/storage/parking	70b Station Road - 13/0754/RSP - outbuilding for storage purposes. 16/1883/RSP - erection of new storage building, addition of parking, patio and entry system	0.06	R	Recently granted permission for erection of new storage building and parking provision
KL13	Station Road	Employment	18/2216/PREAPP - mixed use redevelopment (including 23 new dwellings)	0.1	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
KL14	Astra Zeneca Site, Station Road	Employment	Already within Kings Langley mixed use employment allocation.	1.6	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.

Kings Langley						
Site Ref.	Name / Address	Current Use	Notes	Site (ha)	Accept / Reject	Reason/Comment
KL2	Railway Terrace	Car park	Car park servicing flatted development to frontage of car park	0.1	R	There is no other option of parking within the vicinity for the residents of the flats
KL3	Railway Terrace	Vacant overgrown land	Partially FZ2. Already within Kings Langley mixed use employment allocation.	0.7	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
KL4	Harthall Lane	Residential garden		0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
KL5	Primrose Hill	Warehousing	Part of an allocated mixed use employment site. Adjacent to KL3.	1.26	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.

KL6	Primrose Hill	Storage yard and lorry parking, to rear of 28a-30a Primrose Hill	Storage to rear of residential properties - adjacent to gardens. Gated entry linked to property and storage units are integrated with existing properties. Overlooking/privacy issues possible. FZ3 on large proportion of the site.	0.5	R	Large proportion of site in Flood Zone 3 with the remainder in FZ2.
KL7	Primrose Hill	The Bell public house, garden and car park, Primrose Hill	19/0479/FUL - conversion of disused pub to three flats & erection of two dwellings. Loss of public house would mean the loss of community facility	0.08	R	Public house is considered to be a community facility which should be protected in line with the draft Social and Community Facilities policy. 19/0479/FUL - recent application refused as there was not satisfactory evidence to show that the pub no longer viable or that it could not be made viable in the foreseeable future.
KL9	Station Road	Car park	Land Adjacent 2 - 3 Station Road. Car park has been extended since previous Urban Capacity study - 16/1755/RSP - extension to car park approved. In the Green Belt.	0.2	R	Recently extended - servicing business. Already being considered as part of the SHELAA (PCS36)
KL11	Station Road	Overgrown land	Subject to enforcement - extension of car park located to the north (19/0618/RSP - refused). In the Green Belt.	0.25	R	Already being considered as part of the SHELAA (ACFS8b)
KL12	Egg Farm/ Station Road	Office/storage/parking	70b Station Road - 13/0754/RSP - outbuilding for storage purposes. 16/1883/RSP - erection of new storage building, addition of parking, patio and entry system	0.06	R	Recently granted permission for erection of new storage building and parking provision

KL13	Station Road	Employment	18/2216/PREAPP - mixed use redevelopment (including 23 new dwellings)	0.1	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.
KL14	Astra Zeneca Site, Station Road	Employment	Already within Kings Langley mixed use employment allocation.	1.6	R	Existing allocation for mixed use – H(1). The site will be re-assessed in the SHELAA separately from sites sourced through the Urban Capacity Study.

Appendix 1i: Carpenders Park

Carpenders Park						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment

CP1	The Parade, Delta Gain	Car Park and Garages, The Parade	To rear of local shopping parade - likely services these shops and businesses. Main river flows through/under the site. Over half of the site is in Flood Zone 2.	0.17	R	Over half of the site is in Flood Zone 2 - FZ2 area has been removed from site boundary (see assessment for CP1a)
CP2	The Parade, Delta Gain	Shopping parade forecourt	Space in use for access to shops	0.04	R	Footpath and forecourt/entrance to shopping parade, forms frontage to shopping parade.
CP3	By the Wood	Garage court	Upper Hitch located to the north and By the Wood to the south. Wholly within a Local Wildlife Site	0.09	R	The site is wholly within a LWS
CP4	By the Wood	Garage court	Built alongside existing flats on By the Wood. Existing flats overlook one garage unit. Privately owned.	0.06	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CP5	Gibbs Couch	Garages	Privately owned. Site measures 0.04ha, 80dph on the site would support only 4 dwellings, bungalows opposite the site would restrict increasing density further on such a small site)	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
CP6	Delta Gain	Employment use and ancillary car park		0.65	R	Site has been promoted and is already contained in the SHELAA
New Sites Identified in 2019 Study						
CP8	Upper Hitch	Garages	Approx. 16 garages. Privately owned. Partially in a LWS (Upper Hitch LWS) and adjacent to a LWS (Sherwoods Wood and Margeholes Wood)	0.05	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CP9	Garages, The Hoe	Garages	Adjacent to existing flats	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CP10	Garages, Hangar Ruding	Garages		0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CP11	Garages, The Hoe	Garages	Adjacent to railway line, trees surrounding the site, access from The Hoe.	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
CP1a	Garages, The Parade, Delta Gain	Garages	Site is within CP1 - the FZ2 area has been removed from site boundary, resulting in a smaller site (CP1a).	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 1j: Eastbury

<u>Eastbury</u>						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment

E1	Eastbury Avenue	Woodland		0.7	R	Entirely covered by TPOs. The area to the west of the wooded area is an allocated housing site which will be carried forward (Pocklington House - H(23)).
E3	Wellesley Avenue	Military site	Considered as part of previous Urban Capacity study	0.4	R	The site is not available it is occupied by the military
E5	Capella Road	Backlands	Land to rear of detached houses, surrounded by trees and adjacent to residential gardens on all boundaries. Access only possible via private driveway. Caravans/trailers on site.	0.2	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 1k: Moor Park

Moor Park						
Site Ref.	Name / Address	Current Use	Notes	Size (ha)	Accept / Reject	Reason/Comment
E10	Main Avenue	Garages	Garages to rear of retail units on Main Avenue. Area also provides on-street parking to flats above retail units.	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
E11	Tolpits Lane	Employment	Article 4 Direction to prevent permitted development of offices to residential is in place	10.3	R	Allocated employment site - use to be protected

Appendix 1l: Oxhey Hall

Oxhey Hall						
Site Ref.	Name / Address	Current Use	Notes	Size	Accept / Reject	Reason/Comment

OH1	Silk Mill Court	Garages	Adjacent to public footpath (to the west) and residential gardens to the east). Trees along southern and western boundaries.	0.05	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
OH2	Silk Mill Road	Amenity green space	Adj. to existing property	0.01	R	Amenity greenspace/green verge - inappropriate for redevelopment.
OH3	off Russell Way	Residential caravan park	Brookside caravan park	0.5	R	Provides residential accommodation
OH4	Brookside Road	Green space	Frontage of residential dwellings, boundaries formed by roads and residential plots	0.1	R	Frontage of existing residential development and provides amenity greenspace. Inappropriate for development.
OH5	off Silk Mill Road	Garages	Adjacent to residential gardens - potential overlooking issues.	0.1	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
OH6	Oxhey Hall, Broadfield Lane	Community Centre, Tennis Courts, Car Parking	Oxhey Hall community centre, tennis courts and ancillary car parking. Tennis courts available for community use.	0.3	R	The Three Rivers Playing Pitch Strategy (2019) recommends that existing supply of outdoor pitches/facilities should be protected. Community facilities will be protected and enhanced through the Local Plan.
OH7	The Oaks	Open greenspace and woodland	Amenity greenspace, adjacent to Main River (8m buffer distance to development would be necessary). Western boundary in FZ3b and FZ2. Protected trees within the site. TPOs and 8m buffer would reduce size of developable area. Cycle and footpath on site.	0.2	R	TPOs and 8m buffer would reduce size of developable area. Site provides amenity greenspace and a cyclepath and only footpath along The Oaks - inappropriate for redevelopment.
OH8	Anthony Close	Amenity green space		0.1	R	Frontage of existing residential development and provides amenity greenspace. Inappropriate for development.
OH9	Beaulieu Close	Parking spaces and garages	Parking spaces provide parking for residential properties. Registered to several properties along Beaulieu Close. Site subject to a TPO (TPO170).	0.04	R	Garages under several ownerships relating to residential properties. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.

OH10	off Anthony Close	Garages	In TRDC ownership.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
OH11	Green Lane	Car park and green space	Car park ancillary to community facility and sports provision	0.3	R	In the Green Belt.

Appendix 1m: Maple Cross

Maple Cross						
Site Ref.	Name / Address	Current Use	Notes	Size	Accept / Reject	Reason/Comment

MC1	Buttlehide	Garages and adjacent amenity greenspace	Small block of 5 garages with amenity space. 2-storey dwellings adjacent to and opposite garages. TRDC Garages.	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC2	Buttlehide	Garage court and parking bays	Flats adjacent to site, with residential windows overlooking site. TRDC Garages.	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC3	Bradbery	Green Space	Amenity space situated to rear of flats.	0.1	R	Private amenity space for existing dwellings - inappropriate for redevelopment.
MC4	Pollards	Garages and open space	Well used garage court. Garages owned by TRDC. Roughly 0.08ha in size	0.05	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
MC5	11 Longcroft Road	Verge	Small grassland verge to the side of 11 Longcroft Rd	0.009	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC6	Horselys	Garages and grass verge	Private garages with adjacent grass verge	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC7	Behind 74 -132 Longcroft Road	Play area, garages and parking area adjacent to flats off Beechen Wood.	Grassland, childrens play area and maintained row of garages - in TRDC ownership.	0.2	R	Playspace to be protected. Parking area serving flats off Beechen Wood. Area of garages is linear in shape and approx 0.03ha - not considered sufficient to provide 5+ dwellings.
MC8	29 Longcroft Road	Two residential garages and grass verge	Corner site, garages are adjacent to residential dwelling on Longcroft Road. In TRDC Ownership,	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC9	Back lands to 123-133 Hornhill Road	Back gardens	Long back gardens for residential dwellings	0.1	R	Private residential gardens - inappropriate for development

MC10	Between 60-120 Longcroft Road	Amenity greenspace	Small grass area used as amenity land to flats	0.1	R	Frontage of existing residential development and provides amenity space. Inappropriate for development.
MC11	Between 40-42 Longcroft Road	Garage court	Access is narrow, adjacent to properties (40-42 Longcroft Rd). In TRDC ownership.	0.06	Include in SHELAA	Further assessment required - site to be included in the SHELAA.
MC12	In front of 13-34 Pinchfield	Large green space	Overlooked by two blocks of 3 story flats, a few parking spaces/turning circle	0.1	R	Frontage of existing residential development and provides amenity space. Inappropriate for development.
MC13	Lady Walk	Parking	Parking bays providing for properties along Ladywalk	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Active use for residents parking - if developed, the only parking provision would be on-street parking which would likely be insufficient for existing number of properties along Ladywalk.
MC14	Lady Walk	Parking	Small parking area for properties along Ladywalk	0.03	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Active use for residents parking - if developed, the only parking provision would be on-street parking which would likely be insufficient for existing number of properties along Ladywalk.

MC15	Lady Walk	Parking	Small parking area for properties along Ladywalk	0.02	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process. Active use for residents parking - if developed, the only parking provision would be on-street parking which would likely be insufficient for existing number of properties along Ladywalk.
MC17	Denham Way Rec.	Car park for Maple Cross recreation ground	Recreation ground - designated open space	0.09	R	Ancillary to designated open space
MC18	Hazel Court	Car park	Parking for residential development of Hazel Court	0.01	R	Parking for existing residences.
MC22	Industrial Estate	Industrial estate	Article 4 Direction to prevent permitted development of offices to residential is in place	2.06	R	Allocated employment site - use to be protected
MC23	Bradbery	Verge	Small grass verge with tree	0.02	R	Small, road visibility and incompatible with existing building line. It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
MC24	Woodwicks	Garages	Garages surrounded by 3 story flats. In TRDC Ownership.	0.04	R	It is not considered that the size and context of the site could accommodate 5 or more dwellings; development of the site would be more appropriately considered through the planning application process.
New Sites Identified in 2019 Study						
MC26	Maple Lodge Depot Car Park	Car park	Adjacent to employment land	0.07	Include in SHELAA	Further assessment required - site to be included in the SHELAA.

Appendix 2: Sites Identified for Inclusion in the SHELAA

1. AB2 – Car repairs, Breakspeare Road
2. AB5 – Marlin Square
3. AB9 – Abbots Road Car Park
4. AB18 – Garage Courts, Parsonage Close
5. AB24 – Garages, The Crescent
6. AB26 – Garages, Tibbs Hill Road
7. AB31 – Garages, Jacketts Field
8. AB32 – Yard, Tibbs Hill Road
9. AB35 – Yard, Gallows Hill Lane
10. AB36 – Land to the rear of Causeway House
11. AB39 – Garages, Rosehill Gardens
12. AS5 – Garages, Morriston Close
13. AS13 – Garages, Blackford Close
14. AS31 – Garages, Woodhall Lane
15. AS35 – Garages, Ashridge Drive
16. CG2 – Garages at Windmill Drive
17. CG3 – Garages adjacent to 87 Windmill Drive
18. CG16 – Garages off of Owens Way
19. CG18 Community Way Car Park
20. CG26 – Garages, Yorke Road
21. CG37 – Builders yard, Barton Way
22. CG47 – Garages off of Grove Crescent
23. CG54 – Workshops to the rear of 243 Watford Road
24. CG63 – Garages at Sycamore Road
25. CG65 – British Red Cross
26. CG67 – Garages to the rear of the Scout Hut, Watford Road
27. CG69 – Grove Crescent Garages, Double Court
28. CP1a – Garages, rear of the Parade, Delta Gain

29. CP8 – Garages, Upper Hitch
30. CP9 – Garages, The Hoe
31. CP10 – Garages, Hangar Ruding
32. CP11 – Garages, The Hoe
33. CW4 – Ferry Lane Car Park
34. CW8 – Telephone Exchange, New Parade
35. CW9 – Garages, Copmans Wick
36. CW11 – Heronsgate Motors, Heronsgate Road
37. CW23 – Land to the rear of Clovers Court
38. CW24 – Garages at Green Street
39. CW25 – Garages, Ryman Court
40. E5 – Backlands, Capella Road
41. E10 – Garages to the rear of 6-26 Main Avenue
42. LB3 – Garages, Long Elms
43. LG5 – Garages off of Lemonfield Drive
44. MC4 – Garages at Pollards
45. MC11 – Garages to the rear of Longcroft Road
46. MC26 – Maple Lodge Depot Car Park
47. NW34 – Garages to the rear of the Dick Whittington⁸
48. OH5 – Garages, Silk Mill Road
49. P4 – Garages, Quickwood Close⁹
50. P7 – Garages, Oakfield
51. P14 – Fairway Tyres, Uxbridge Road, Mill End
52. P21 – Corner Garages, Tudor Way
53. P26 – Garages at Windsor Way
54. P27 – Corner of Chiltern Drive and Shepherds Lane

⁸ The boundary of the site was revised when subject to a detailed assessment in the SHELAA, resulting in an additional site (Site NW34a).

⁹ The boundary of the site was revised when subject to a detailed assessment in the SHELAA, resulting in an additional site (Site P4a).

55. P33 – Garages, Chiltern Drive
56. P34 – Garages, the Bucklands
57. P38 – Garages at Whitfield Way
58. P39 – The Queens Drive Garages, Mill End
59. R6 – Car Park 1, Talbot Road
60. R7 – Car Park 2, Talbot Road
61. R8 – Car Park 3, Talbot Road
62. R15 – Garages to the east of Goral Mead
63. R16 – Garages to the west of Goral Mead
64. R17a – Marks and Spencers, High Street
65. R17b – Car Park, High Street
66. R24 – Car Park, Northway
67. R25 – Three Rivers Staff Car Park
68. R35 – Tesco, Harefield Road
69. RW31 – Garden Land off of Uxbridge Road