



# Three Rivers District Local Plan Potential Sites for Consultation

Sustainability Appraisal Working Note

October 2018

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# 1 Introduction

## 1.1 Background

Three Rivers District Council (TRDC) are preparing a single Local Plan which will replace the Core Strategy (adopted on 17th October 2011), the Development Management Policies Local Development Document (adopted on 26th July 2013) and the Site Allocations Local Development Document (adopted on 25th November 2014). The new Local Plan will incorporate strategic policies, development management policies and site allocations into a single document.

During its preparation this Local Plan must be subject to both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) under the 'Planning and Compulsory Purchase Act' (2004) and 'The Environmental Assessment of Plans and Programmes Regulations' (2004)<sup>1</sup> respectively.

Both the SA and the SEA processes help planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans through a structured assessment of the Plan against key sustainability issues.

Independent consultants TRL Ltd have been appointed by Three Rivers District Council to undertake the Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) in support of the new Local Plan.

A Sustainability Appraisal Working Note was produced in July 2017 to accompany the Issues and Options and Call for Sites Consultation in order to provide an assessment of the likely environmental, social and economic effects of the various options being considered. That note is available at the following weblink:

<https://www.threerivers.gov.uk/download?id=40507>

This second SA Working Note has been prepared to accompany the consultation on the Local Plan 'Potential Sites for Consultation'. It provides a broad assessment of the sites that are included in the consultation document and also provides information on the consultation response received in relation to the July 2017 Working Note. It does not repeat information provided in the previous SA Working Note.

## 1.2 Consultation

To date consultation on the SA/SEA has been undertaken at two stages.

### 1.2.1 Scoping Report

Consultation on the Scoping Report was undertaken and to develop the SA/SEA methodology for undertaking the assessment of the Local Plan. A Scoping Report was then prepared and published for consultation from 12th May to 16th June 2017. The responses received during that consultation were provided in the SA Working Note July 2017, along with information on how they were taken into account when preparing a Scoping Report Update.

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<sup>1</sup> This regulation implements European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive

### 1.2.2 Issues and Options SA Working Note

Consultation on the SA Working Note (July 2017) which was prepared to inform and accompany the Local Plan Issues and Options and Call for Sites consultation was undertaken between 28<sup>th</sup> July and 8<sup>th</sup> September 2017.

One response in relation to the SA Working Note was received. This was from Historic England. The details of the response are provided in Appendix A to this second SA Working Note.

## 2 SA Framework of Objectives

Informed by the issues identified, a framework of SA/SEA objectives has been developed covering a range of environmental, social and economic topics. It is similar to that used during the SA/SEA of the Core Strategy, Development Management Policies DPD and Site Allocations DPD, but with some modifications in order to simplify and to fill some gaps in the previous framework.

The main objectives (shown in Table 2-1) are supported by a series of sub-objectives and site specific questions, which provide greater detail on the issues to consider during the assessments. These SA objectives will be used to structure and inform the assessment of the Local Plan through all stages of its development. The full SA Framework is presented in Appendix B.

**Table 2-1 SA Framework of Objectives**

The SA/SEA Objectives against which the options have been assessed are as follows:

- SA1. To protect, maintain and enhance biodiversity and geodiversity at all levels**
- SA2. To protect, maintain and enhance water resources (including water quality and quantity)**
- SA3. To reduce flood risk**
- SA4. Reduce greenhouse gas emissions and adapt to the effects of climate**
- SA5. Achieve good air quality, especially in urban areas**
- SA6. Make efficient use of land and protect soils**
- SA7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible**
- SA8. To identify, maintain and enhance the historic environment and heritage assets**
- SA9. To conserve and enhance landscape and townscape character and encourage local distinctiveness**
- SA10. To improve the health and wellbeing of the local population**
- SA11. To develop in sustainable locations**
- SA12. To improve community cohesion through reducing inequalities, promoting social inclusion and reducing crime and the fear of crime**
- SA13. Ensure that everyone has access to good quality housing that meets their needs**
- SA14. Achieve sustainable levels of prosperity and economic growth**
- SA15. To ensure local residents have employment opportunities and access to training**

### 3 Assessment of the Sites

#### 3.1 Introduction

This section describes the methodology used for undertaking the SA of the Local Plan Potential Sites Consultation and provides a summary of the assessment findings.

#### 3.2 Link to TRDC Site Assessment Process

In advance of undertaking the SA of the Potential Sites, this sustainability appraisal provided input into the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA) methodology. This was a key early input from the SA process as it ensured that the methodology used by TRDC was aligned with the SA Framework at a level appropriate to the early consideration of site options. It also avoided unnecessary duplication of work between the plan making and SA activities, as the SA has drawn from information in the SHELAA rather than having to unnecessarily undertake separate evidence gathering. The SA/SEA does not repeat the detailed assessment that is being undertaken by TRDC officers – but instead just identifies any areas where there is compatibility/incompatibility with the SA objectives.

The SA has therefore supported TRDC’s selection of key environmental designations and other sustainability constraints/opportunities.

#### 3.3 SA Methodology

For the Local Plan options an assessment has been undertaken, with each ‘Site option v. SA objective relationship’ being ‘scored’ using the significance criteria shown in Figure 3-1. The assessment scoring is supported by a brief assessment commentary to provide the rationale behind the scores allocated (see Appendix C). This methodology was used for the SA of the Local Plan Issues and Options and will be used for all subsequent rounds of the Local Plan process.

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
-	Neutral – The option is unlikely to impact on the SA/SEA objective
x	The option is likely to have a negative effect which is not significant
xx	The option is likely to have a significant negative effect
✓/x	The option is likely to have some positive and some negative effects, none of which are significant

**Figure 3-1: Significance criteria**

An individual assessment has been undertaken for each of the Potential Sites which have a separate schedule within the Potential Sites for Consultation document, i.e. sites that are capable of accommodating 100 dwellings or more and sites put forward for other uses such as employment and education. For the smaller sites of fewer than 100 dwellings the SA has included a single assessment

of these sites for each settlement, which identifies any key constraints associated with any of the sites.

Whilst the SA of the Issues and Options considered the sustainability implications of providing additional housing in different types of location with the District<sup>2</sup>, this SA is restricted to the assessment of site specific effects and not the effects related to the wider location of the site within the District (e.g. whether the site is in a Key Settlement or in a village).

### 3.4 Site assessment

The findings of the assessments are summarised in Table 3-1 below, with the full assessment details to be found in Appendix C.

#### 3.4.1 Potential significant effects

The significant effects identified by the assessment and denoted by the “✓✓” and “✗✗” symbols in Table 3-1 are as follows:

**SA3 Flood risk:** significant adverse effects have been identified for three sites that are entirely within, or have a large area within, Flood Zone 3b (functional flood plain):

- Site Ref: CFS38a and rear of Colne Mead, Mill End;
- Site Ref: CFS73 Land at 319 & 321 Uxbridge Road, Rickmansworth; and
- Smaller Site - Site CFS38b Land at Waterside, Mill End.

**SA9 Landscape:** significant adverse effects have been identified for one site which is located within the nationally designated Chilterns Area of Outstanding Natural Beauty (AONB):

- Site Ref: PCS4 East Green Street, Chorleywood

**SA13 Housing:** Significant positive effects have been identified for those sites that have the potential to provide a significant number of new homes (>500), including affordable housing:

- Site Ref: CFS53 Oxhey Golf Course and Driving Range;
- Site Ref: PCS47 South of Little Oxhey Lane, Carpenders Park;
- Site Ref: CFS69 Land at Carpenders Park Farm;
- Site Ref: CFS21 Land at Rousebarn Lane, Little Green Lane, Croxley Green;
- Site Ref CFS26a The Kings Langley Estate, Abbots Langley;
- Site Ref CFS26b The Kings Langley Estate, Abbots Langley;
- Site Ref: PCS4 East Green Street, Chorleywood;
- Site Ref: OSPF3 Land at Heronsgate, Chorleywood;
- Site Ref: CFS37 Land at Long Lane, Mill End;
- Site Ref: CFS33 Land at Maple Cross, Maple Lodge; and
- Site Ref: CFS34a Land at Hornhill Road and Woodland Road Larger Site.

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<sup>2</sup> Six options were considered, as follows: 1. Concentrate new development within existing urban areas; 2. Allow infilling and extensions to villages; 3. Increase the density of development (taller buildings, smaller houses, smaller gardens); 4. Plan for extensions to existing settlements; 5. Plan for a new settlement or settlements; and 6. Mixture of all the above.

**Table 3-1 Summary of Site Assessments**

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
<b>Rickmansworth</b>															
Site Ref: CFS40 Land at Park Road, Rickmansworth	x	?	-	✓	-	✓/ x	-	-	-	✓	✓	-	✓	-	-
Site Ref: PCS15 Griggs Field, Batchworth	x	-	-	✓	-	x	-	-	x	x	✓	x	✓	x	x
Rickmansworth smaller sites. Key potential constraints.	x	-	x	-	-	?	-	?	-	?	-	-	-	-	-
<b>South Oxhey</b>															
Site Ref: CFS52 Land at Sir James Altham, South Oxhey	?	-	-	✓	-	✓/ x	-	-	-	✓	✓	-	✓	-	-
Site Ref: CFS53 Oxhey Golf Course and Driving Range	x	?	?	✓	-	x	-	-	x	✓	✓	✓	✓	-	-
Site Ref: PCS47 South of Little Oxhey Lane, Carpenders Park	x	-	?	✓	-	x	-	-	x	-	✓	-	✓	-	-
South Oxhey smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Carpenders Park</b>															
Site Ref: CFS11 Carpenders Park Farm, Oxhey Lane, Carpenders Park	x	?	?	✓	-	x	-	-	x	-	✓	✓	✓	-	-
Site Ref: CFS12 Kebell House and Land to Rear, Delta Gain, Carpenders Park	-	-	?	✓	-	✓	-	-	-	?	✓	-	✓	✓	✓
Site Ref: CFS14 Land North of Oxhey Lane, Carpenders Park	x	?	?	✓	-	x	-	-	x	-	✓	-	✓	-	-
Site Ref: CFS69 Land at Carpenders Park Farm	x	?	?	✓	-	x	-	-	x	?	✓	-	✓	✓	✓
Site Ref: PCS2 East Carpenders Park	x	-	?	✓	-	x	-	-	x	?	✓	?	✓	-	-
Carpenders Park smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Oxhey Hall</b>															
Site Ref: CFS67 Land north of Oxhey Hall Farm	x	?	x	✓	-	x	-	x	x	?	✓	-	✓	-	-
Oxhey Hall smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Croxley Green</b>															
Site Ref: CFS20 Land at Croxley Station	-	?	-	✓	-	✓	-	-	-	?	✓	-	✓	-	-
Site Ref: CFS21 Land at Rousebarn Lane, Little Green Lane, Croxley Green	x	-	?	✓	-	x	-	?	x	✓	✓	✓	✓	-	-
Site Ref: CFS61 Cinnamon House, Cassiobridge	-	?	?	✓	-	✓	-	-	-	-	✓	-	✓	✓	✓
Site Ref: CFS70 Extension to Croxley Green Business Park	?	?	?	✓	-	✓/ x	-	-	-	-	✓	-	-	✓	✓
Site Ref: PCS49 Little Green Playing Fields, Croxley Green	x	-	-	✓	-	x	-	?	x	?	✓	-	✓	-	-
Site Ref: PCS51 Cockayne, Loudwater Lane	x	-	?	✓	-	✓/ x	-	?	x	?	✓	-	✓	-	-
Croxley Green smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
<b>Abbots Langley</b>															
Site Ref: CFS3 Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: CFS5 Land adj. to Parmiters School, High Elms Lane	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	-	-
Site Ref: CFS8b Notley Farm, Bedmond Road, Abbots Langley, WD5 0GX	x	-	?	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: CFS8c Notley Farm, Bedmond Road, Abbots Langley, WD5 0GX	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref CFS26a The Kings Langley Estate, Abbots Langley	x	-	-	✓	?	x	-	-	x	✓ ?	✓	✓	✓✓	-	-
Site Ref CFS26b The Kings Langley Estate, Abbots Langley	x	-	?	✓	?	x	-	?	x	✓ ?	✓	✓	✓✓	-	-
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge - <b>Residential Use</b>	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	x	x
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge - <b>Safeguarded</b>	x	-	-	✓	-	x	-	-	x	-	✓	-	-	✓	✓
Site Ref: CFS65 Land north of Bucknalls Lane	x	-	-	✓	?	x	-	-	x	x ?	✓	x	✓	x	x
Site Ref: CFS76 Harthall Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: OSPF6 Land west of Leavesden Aerodrome	x	?	-	-	-	x	-	?	x	?	-	-	-	✓	✓
Site Ref: PCS44 Garston Manor, Garston	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	-	-
Site Ref: PCS60 Land at Furtherfield	x	-	-	✓	-	x ?	-	-	x	?	✓	-	✓	-	-
Abbots Langley smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Chorleywood</b>															
Site Ref: CFS16 Land at Chorleywood Station (car park & adjoining land)	-	-	?	✓	-	✓	-	?	-	?	✓	-	✓	-	-
Site Ref: CFS18 Hill Farm, Stag Lane, Chorleywood	x	-	-	✓	-	x	-	?	x	?	✓	-	✓	-	-
Site Ref: PCS4 East Green Street, Chorleywood	x	-	-	✓	-	x	-	?	xx	?	✓	-	✓✓	-	-
Site Ref: OSPF3 Land at Heronsgate, Chorleywood	x	?	-	✓	?	x	-	-	x	?	✓	-	✓✓	-	-
Chorleywood smaller sites. Key potential constraints.	-	-	x	-	-	-	-	-	?	-	-	-	-	-	-
<b>Mill End</b>															
Site Ref: CFS37 Land at Long Lane, Mill End	x	?	-	✓	?	x	-	-	x	?	✓	-	✓✓	-	-
Site Ref: CFS38a and rear of Colne Mead, Mill End	x	?	xx	✓	-	x	-	-	x	-	✓	-	✓	-	-
Site Ref: CFS73 Land at 319 & 321 Uxbridge Road, Rickmansworth	x	?	xx	✓	-	✓/ x	-	-	x	-	✓	-	✓	-	-
Site Ref: PCS59 Land at Berry Lane, Mill End, Mill End	x	-	-	✓	-	x ?	-	-	x	x ?	✓	x	✓	-	-
Mill End smaller sites. Key potential constraints.	-	-	xx	-	-	-	-	-	-	-	-	-	-	-	-

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment
Site Location															
<b>Maple Cross</b>															
Site Ref: CFS32 Land at Lynsters Farm East of Old Uxbridge Road, Maple Cross	x	?	?	✓	-	✓/ x	-	?	x	-	✓	-	✓	✓	✓
Site Ref: CFS33 Land at Maple Cross, Maple Lodge	x	?	x	✓	-	✓/ x	-	-	x	-	✓	-	✓	✓	✓
Site Ref: CFS34 Land South of Hornhill Road and Woodland Road, Maple Cross	x	?	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: CFS34a Land at Hornhill Road and Woodland Road Larger Site	x	?	-	✓	?	x	-	-	x	✓	✓	✓	✓	-	-
Site Ref: CFS36 Land at Junction 17 of M25	x	?	-	-	?	x	-	-	x	?	-	-	-	✓	✓
Site Ref: CFS64 Land South of Chalfont Lane, West Hyde	x	?	?	x	-	x	-	-	x	?	x	-	✓	-	-
Maple Cross smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Kings Langley</b>															
Site Ref: CFS23 Langleybury	-	-	-	✓	?	✓/ x	-	?	-	?	✓	?	✓	✓	✓
Site Ref: CFS24 South West Junction 20 of the M25	x	-	-	-	?	x	-	?	x	?	-	-	-	✓	✓
Site Ref: CFS55 Land at Station Road, Kings Langley	x	?	x	✓	?	✓/ x	-	-	x	?	✓	-	-	✓	✓
Kings Langley smaller sites. Key potential constraints.	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-
<b>Moor Park and Eastbury</b>															
Site Ref: CFS39a Land South of Tolpits Lane	x	?	?	x	-	x	-	?	x	-	x	-	✓	-	-
Site Ref: CFS39b Land to East of Merchant Taylors School	x	?	?	-	-	x	-	?	x	?	-	-	-	✓	✓
Site Ref: PCS50 The Roughs, Eastbury	x	?	-	✓	-	x	-	-	x	-	✓	-	✓	-	-
Moor Park and Eastbury smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Bedmond</b>															
Site Ref: CFS75 Bedmond Fields, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: PCS24 Bluebell Drive (Larger Site), Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Site Ref: PCS46 Twychells Farm, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-
Bedmond smaller sites. Key potential constraints.	-	-	-	-	-	?	-	-	-	?	-	-	-	-	-
<b>Sarratt and Chipperfield</b>															
Site Ref: CFS48 Land at Holly Tree Farm, Sarratt	x	-	-	✓	-	x	-	?	x	-	✓	-	✓	-	-
Sarratt and Chipperfield smaller sites. Key potential constraints.	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-

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## 4 Conclusions and Next Steps

### 4.1 Conclusions

This SA Working Note presents the findings of the assessments of the sites included in the Potential Sites for Consultation against the SA Objectives. The assessment has identified some potentially significant adverse effects, in relation to flood risk and landscape impacts, and some potentially significant positive effects relating to the objective to provide housing, including affordable housing.

The SA will form once source of evidence/assessment that will help to inform the Council in their decision as to which sites should be allocated in the Local Plan.

### 4.2 Next Steps

Following consultation on the Potential Sites for Consultation the SA/SEA will provide input during the development of the Draft Local Plan, which is planned for consultation in autumn 2019. That consultation will be accompanied by an SA Report (with a Non-Technical Summary) which will provide a detailed assessment of all the proposed policies and sites in the Draft Local Plan, along with details of other reasonable alternatives considered during the development of the Draft Local Plan. The SA Report will fully meet the requirements for an Environmental Report as specified by the SEA Regulations.

The next stage of the Local Plan will build on feedback received through this current consultation as well as the additional evidence base studies that are currently being undertaken.

## Appendix A Consultation Responses

Summary of Comments	How comments taken on board
<b>Statutory Consultees</b>	
<b>Historic England</b>	
<p>We have the following brief comments to make on the SA itself.</p> <p>p3 We welcome the use of the term Historic environment for this section of the issues and opportunities. We would suggest the removal of the word built from the first bullet point. In the second bullet point we suggestion the term 'heritage at risk' rather than 'buildings'.</p>	<p>As the Issues and Options SA Working Note is now a 'historic' document, where appropriate this amendment will be incorporated in the SA Report which will be produced to accompany the Publication Local Plan.</p>
<p>p9 We broadly welcome the objectives SA8 and SA9 though suggest replacing the term cultural assets with heritage assets (the term used by the NPPF).</p>	<p>Objective SA8 has been updated accordingly</p>
<p>p28 Please replace the term HP and G with RPG (Registered Park and Garden) and SAM with SM (Scheduled Monument). This is the current correct terminology.</p>	<p>The relevant 'Site specific questions' for Objective SA8 have been updated accordingly</p>
<p>p33 Again, please replace 'cultural' with 'heritage'</p>	<p>The equivalent table in this SA Working Note has been updated accordingly.</p>
<p>p 37 penultimate line again please delete 'built'</p>	<p>As the Issues and Options SA Working Note is now a 'historic' document, where appropriate this amendment will be incorporated in the SA Report which will be produced to accompany the Publication Local Plan.</p>

## Appendix B SA Framework

This SA framework was originally published for consultation the SA/SEA Scoping Report which was subject to consultation from 12<sup>th</sup> May to 16<sup>th</sup> June 2017. Following that consultation the framework was updated to take on-board comments received. The updated Scoping Report Update (July 2017) provides a summary of the consultation responses received along with an explanation of how each comment was taken into account. The Scoping Report Update is available on the Council’s website at the following link:

<http://www.threerivers.gov.uk/egcl-page/new-local-plan>

The SA Framework has been further updated as a result of comments received during the consultation on the Issues and Options SA Working Note (July 2017). The changes made are shown in the table below using strikethrough text for deletions and bold underlined text for additions (see SA Objective 8).

Objective	Sub-objectives / Appraisal Criteria	Site specific questions
<b>Biodiversity, including flora and fauna, and geodiversity</b>		
1. To protect, maintain and enhance biodiversity and geodiversity at all levels [Biodiversity & geodiversity]	To protect, maintain and enhance designated wildlife and geological sites (international, national and local) and protected species to achieve favourable condition	Would development of the site: <ul style="list-style-type: none"> <li>• provide opportunities for enhancement of biodiversity or biodiversity gain?</li> <li>• avoid fragmentation &amp; improve connectivity?</li> <li>• contribute to a wider green infrastructure strategy, for example through the provision of green walls and roofs?</li> <li>• protect woodlands, hedgerows, trees and watercourses?</li> </ul> Is it likely that there are any protected species or habitats on or near the site? Would development of the site affect designated sites? Would development of the site impact on a recognised site of geological / geomorphological importance?
	To help achieve targets set by the Biodiversity Action Plan (BAP)	
	To support farming and countryside practices that enhance wider biodiversity and landscape quality by economically and socially valuable activities (e.g. grazing, coppicing, nature reserves)	
	To manage woodlands and other habitats of value for biodiversity in a sustainable manner and protect them against conversion to other uses	
	To conserve and enhance the green infrastructure and blue infrastructure within the District.	
	To recognise the social/environmental value and increase access to woodlands, wildlife & geological sites and green spaces particularly near/in urban areas, including encouraging people to come into contact with, understand, and enjoy nature	
	To consider the effects of light pollution on night flying fauna	
	To recognise the potential biodiversity value of brownfield land and identify	

	appropriate mitigation measures	
	To actively seek to promote ecological connectivity between existing greenspaces	
<b>Water</b>		
2. To protect, maintain and enhance water resources (including water quality and quantity) [Water quality/quantity]	To encourage higher water efficiency and conservation in new and existing developments; promoting local water recycling initiatives and rain water harvesting	Would development of the site: <ul style="list-style-type: none"> <li>• lead to positive effects on water quality</li> <li>• be of a sufficient size to act as an exemplar for sustainable water management?</li> <li>• operate within the existing and planned future capacities for water supply and wastewater treatment?</li> <li>• enable resolution of existing wastewater infrastructure problems?</li> </ul>
	To ensure water consumption does not exceed levels which can be supported by natural processes and storage systems	
	To improve ecological status and flow of rivers and encourage practices which reduce nitrate levels in groundwater	
	To reduce the number and severity of pollution incidents and reduce the risks to groundwater resource from contamination	
	To take account of the existing and future capacity of sewerage network	
3. To reduce flood risk [Flood risk]	To avoid developments in areas which at risk from fluvial, sewer, groundwater flooding (for instance natural flood plains) or storm surges while taking into account the impacts of climate change	Is the site located outside of an area at risk from flooding? (e.g. flood zones 3a and 3b, or areas of known pluvial flooding)  Would development of the site: <ul style="list-style-type: none"> <li>• reduce the risk of flooding to people and property?</li> <li>• resolve an existing drainage problem?</li> <li>• involve an increase impermeable surfaces?</li> <li>• be at risk from flooding arising from climate change?</li> </ul>
	To ensure that developments which are at risk from flooding, or are likely to be at risk in future due to climate change, are sufficiently adapted	
	To take account of additional surface water generated by new development	
	To promote properly designed and maintained sustainable drainage systems (SUDs) to reduce flood risk, surface water runoff and contribute to improved water quality, green and blue infrastructure and function	
	To seek opportunities for Natural Flood Management where appropriate	
<b>Climatic Factors</b>		
4. Reduce greenhouse gas emissions and adapt to the effects of climate [Climate change]	To minimise greenhouse gas emissions (particularly CO <sub>2</sub> ) for instance through more energy efficient design and promoting carbon neutral development	Is the site of sufficient size to act as an exemplar of sustainable development?  Does the site location encourage sustainable modes of travel?
	To enable the use of sustainable modes of transport	
	To promote increased carbon sequestration e.g. through increases in vegetation	

	<p>cover</p> <p>To encourage technological development to provide clean and efficient use of resources</p> <p>To adopt lifestyle changes which help to mitigate and adapt to climate change, such as promoting water and energy efficiency (through for instance higher levels of home insulation)</p> <p>To promote the incorporation of renewable energy technology into all new developments</p> <p>To encourage positive attitudes towards renewable energy schemes (e.g. biomass and wind energy)</p> <p>To promote design measures which enable developments to withstand and accommodate the likely impacts and results of climate change (for instance through robust and weather resistant building structures)</p>	<p>Is the site located within reasonable walking distance of public transport?</p> <p>Is the site of sufficient size to provide on or off-site CHP?</p> <p>Is the site located such that it could be linked to an existing CHP facility?</p> <ul style="list-style-type: none"> <li>• Will it develop significant renewable energy resources?</li> </ul> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• be able to support the generation &amp; use of renewable resources?</li> <li>• be able to take advantage of passive solar gain through orientation?</li> <li>• be able to minimise use of energy through design and occupation?</li> </ul> <p>Is the site suitable for promoting the use of a travel plan?</p>
<b>Air Quality</b>		
<p>5. Achieve good air quality, especially in urban areas [Air quality]</p>	<p>To reduce transport related air quality problems</p> <p>To ensure that development proposals do not make existing air quality problems worse and where possible improve the quality</p> <p>To avoid siting sensitive developments in areas with poor air quality</p> <p>To address existing or potential air quality problems</p>	<p>Would development of the site affect an AQMA or lead to its designation?</p> <p>Would development of the site be likely to improve air quality within an area of poor air quality?</p> <p>Will the proposed use increase air pollution (from traffic or industrial processes)?</p>
<b>Soil and Material Assets</b>		
<p>6. Make efficient use of land and protect soils [Soils]</p>	<p>To safeguard high quality soils, such as agricultural land grades 1, 2 and 3a, from development</p> <p>To limit contamination/degradation/loss of soils due to development</p> <p>To concentrate new developments on previously developed land (PDL)</p> <p>To minimise use of greenfield sites for development</p> <p>To optimise the efficient use of land by measures such as higher densities and mixed use developments</p> <p>To encourage the remediation of contaminated and derelict land and buildings</p>	<p>Would development of the site involve the loss of best and most versatile agricultural land?</p> <p>Is the site on previously developed land?</p> <p>Is the site capable of supporting higher density development and/or a mix of uses?</p> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>• restore vacant / contaminated land?</li> <li>• clean up contaminated land?</li> <li>• involve the loss of greenfield land</li> <li>• involve the loss of gardens?</li> </ul>

<p>7. To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible [Resource efficiency]</p>	<p>To encourage maximum efficiency and appropriate use of materials, particularly from local and regional sources, using sustainable design and construction techniques</p> <p>To encourage new developments to incorporate renewable, secondary, locally sustainably sourced or materials of lower environmental impact in buildings and infrastructure</p> <p>To safeguard reserves of exploitable minerals from sterilisation by other developments</p> <p>To increase recycling and composting rates and encourage easily accessible recycling systems as part of new developments</p> <p>To encourage all developments and occupants to minimise waste and optimise the recovery and recycling of waste.</p>	<ul style="list-style-type: none"> <li>allow re-use of existing buildings?</li> </ul> <p>Would development of the site:</p> <ul style="list-style-type: none"> <li>be of a size to support waste to energy options?</li> <li>be able to minimise demand for primary minerals &amp; aggregates?</li> <li>be able to use materials from nearby sources?</li> <li>be able to recycle local stone to reinforce local character?</li> </ul> <p>Is the site in a mineral safeguarding zone?</p>
<p><b>Historic Environment</b></p>		
<p>8. To identify, maintain and enhance the historic environment and <del>cultural</del> <b>heritage</b> assets [Historic environment]</p>	<p>To safeguard and enhance the historic environment and restore historic character where appropriate, based on sound historical evidence</p> <p>To promote local distinctiveness by maintaining and restoring historic buildings and areas, encouraging the re-use of valued buildings and thoughtful high quality design in housing and mixed use developments – to a density which respects the local context and townscape character, and includes enhancement of the public realm</p> <p>To promote public education, enjoyment and access of the built heritage and archaeology</p>	<p>Could development of the site enhance features &amp; settings of historical, archaeological or cultural importance and the enjoyment of such assets?</p> <p>Would development of the site adversely affect a Conservation Area, Listed Building, <del>HP&amp;G</del> <b>Registered Park and Garden (RPG)</b>, area of archaeological importance, or <b>Scheduled Monument (SM) SAM</b>?</p> <p>Would development adversely affect a building, structure or area of local heritage significance?</p>
<p><b>Landscape &amp; Townscape</b></p>		
<p>9. To conserve and enhance landscape and townscape character and encourage local distinctiveness [Landscape &amp; townscape]</p>	<p>To protect and enhance landscape and townscape character</p> <p>To protect the purpose for which the Chilterns AONB is designated</p> <p>To evaluate the sensitivity of the landscape to new/inappropriate developments and avoid inappropriate developments in these areas</p> <p>To protect ‘dark skies’ from light pollution, and promote less invasive lighting sources while considering the balance between safety and environmental</p>	<p>Would development of the site:</p> <ul style="list-style-type: none"> <li>have the potential to enhance the quality &amp; diversity of landscape / townscape?</li> <li>lead to coalescence of existing towns/villages?</li> <li>be likely to adversely affect an area of landscape importance?</li> </ul>

	impacts	Would development of the site affect townscapes?
	To minimise the visual impact of new developments	Would development of the site provide green infrastructure as part of wider strategy?
	To encourage contribution of public art	
<b>Population &amp; Human Health, and Social Factors</b>		
10. To improve the health and wellbeing of the local population [Health & wellbeing]	To include measures which will improve everyone’s access to high quality health care facilities	Would development of the site: <ul style="list-style-type: none"> <li>• provide new healthcare facilities or enable access to existing ones?</li> <li>• provide opportunities to extend or improve the cycle/footpath network?</li> <li>• affect public rights of way?</li> <li>• provide open space for informal and/or formal recreation?</li> <li>• enable enhanced access to existing open / recreational space?</li> <li>• provide open space for allotments?</li> <li>• integrate with a wider green infrastructure strategy?</li> </ul> Would the site involve locating a noisy or polluting land use next to a sensitive land use?
	To promote and enable the health advantages of walking and cycling and community based activities	
	To identify, protect and enhance open spaces, such as rivers and canals, parks and gardens, allotments and playing fields, and the links between them, for the benefit of people and wildlife	
	To minimise noise and odour pollution, particularly in residential areas	
	To narrow the income gap between the poorest and wealthiest parts of the area and to reduce health differential	
	To take health and access issues into account in new developments	
11. To develop in sustainable locations [Sustainable locations]	To reduce the need to travel, particularly by private car, through closer integration of housing, jobs and services	Would development of the site help to reduce the need to travel?
	To enable and encourage walking, cycling and the use of public transport	Is the site within a main settlement?
	To ensure that services and facilities are accessible by sustainable modes of transport	Is the site within close proximity to key services (e.g. schools, food shops, public transport, health centres etc.)?
	To encourage provision of new and support existing local centres	Is the site suitable for the promotion of Green Transport Plans, including car pools, car sharing and choice of non-fossil fuel powered vehicles, as part of new developments?
	To encourage well-designed mixed-use developments in the heart of urban areas, create viable and attractive town centres that have vitality and life, and discourage out-of-town developments	Does the site have the potential for facilities for cycle parking and storage?
12. To improve community cohesion through reducing	To include measures which will improve everyone’s access to high quality education, community facilities and public transport	Would development of the site:

inequalities, promoting social inclusion and reducing crime and the fear of crime [Community cohesion]	To recognise the value of the multi-cultural/faith diversity of the peoples in the District	<ul style="list-style-type: none"> <li>provide local community services &amp; facilities or enable access to existing ones?</li> <li>provide facilities that existing communities could share?</li> <li>help support existing community facilities?</li> <li>promote mixed tenure &amp; mixed use?</li> <li>include provision of religious / cultural uses?</li> </ul> Could development of the site: <ul style="list-style-type: none"> <li>reduce crime through design measures?</li> <li>increase the frequency of nuisance complaints and criminal / anti-social activity (noise pollution, vandalism, anti-social behaviour orders)?</li> </ul>
	To improve the quality of life in urban areas by making them more attractive places in which to live and work, and to visit	
	To encourage community cohesion	
	To encourage high quality design in new developments, including mixed uses, to create local identity and encourage a sense of community pride	
	To ensure facilities and services are accessible by people with disabilities and minority groups	
	To encourage people to access the learning and skills they need for high quality of life	
	To ensure that the Plan does not discriminate on the basis of disability, ethnic minority, or gender	
	To tackle deprivation in the District's most deprived areas	
	To plan new developments to help reduce crime and fear of crime through thoughtful design of the physical environment, and by promoting well-used streets and public spaces	
	To support crime/safety initiatives to tackle anti-social behaviour	
13. Ensure that everyone has access to good quality housing that meets their needs [Housing]	To contribute towards meeting the District's housing needs	Would development of the site secure: <ul style="list-style-type: none"> <li>affordable homes?</li> <li>Lifetime Homes?</li> </ul>
	To provide a range of housing types, size and tenure, including high quality affordable and key worker housing that meet the needs of all communities with the District	
	To reduce the percentage of unfit/non-decent homes	
	To help reduce homelessness	
	Meet the needs of the gypsy and traveller communities	

Economic Factors		
14. Achieve sustainable levels of prosperity and economic growth [Sustainable prosperity]	To support an economy in the District which draws on the knowledge base, creativity and enterprise of its people	Would development of the site: <ul style="list-style-type: none"> <li>• lead to the loss of viable employment/jobs?</li> <li>• contribute employment floorspace?</li> <li>• support the vibrancy of the town and local centres?</li> </ul>
	To promote and support economic diversity, micro, small and medium sized enterprises, community-based enterprises and local investment	
	To support the economy with high quality infrastructure and a high quality environment	
	To improve the competitiveness of the rural economy	
	To promote the role of town centres as centres for sustainable development providing services, housing and employment, drawing on the principles of urban renaissance	
	To strengthen the District’s retail offering in order to reduce outflow of retail spending	
	To encourage complementary hierarchy of retail centres and promote cohesive economic development	
15. To ensure local residents have employment opportunities and access to training [Employment & skills]	To encourage local provision of and access to jobs	Would development of the site: <ul style="list-style-type: none"> <li>• encourage provision of jobs for local people?</li> <li>• enable local people to work near their homes?</li> <li>• encourage provision of local skills development and training?</li> </ul>
	To reduce levels of out-commuting	
	To enable the provision of new and enhanced educational facilities	
	To provide training that will help people acquire the skills needed to find and remain in employment	

## Appendix C Site Assessments

This appendix includes the assessments of the sites within the Potential Sites for Consultation document.

The results of the assessment utilise the following key to categorise the nature of the effect.

Significance Assessment	Description
✓✓	The option is likely to have a significant positive effect
✓	The option is likely to have a positive effect which is not significant
?	Uncertain – It is uncertain how or if the option impacts on the SA/SEA objective
–	Neutral – The option is unlikely to impact on the SA/SEA objective
✘	The option is likely to have a negative effect which is not significant
✘✘	The option is likely to have a significant negative effect
✓/✘	The option is likely to have some positive and some negative effects, none of which are significant

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location																
<b>Rickmansworth – Principal Town in Core Strategy Spatial Strategy</b>																
Site Ref: CFS40 Land at Park Road, Rickmansworth	x	?	-	✓	-	✓ / x	-	-	-	✓ ?	✓	-	✓	-	-	<p><b>x</b> The site is partly greenfield, with a wooded area in the east of the site that is partly in two wildlife sites (SA1).</p> <p><b>?</b> The site is adjacent to a watercourse and is in a Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p><b>✓/x</b> The site is part previously developed land and part greenfield (SA6).</p> <p><b>✓</b> Development of the site would provide additional open space (SA10) and local facilities and services (SA4 &amp; SA11) and would deliver 185-260 new dwellings (SA13).</p>
Site Ref: PCS15 Griggs Field, Batchworth	x	-	-	✓	-	x	-	-	x	x ?	✓	x	✓	x	x	<p><b>x</b> Development of this greenfield (golf course) site, adjacent to a Local Wildlife Site, would have adverse effects on biodiversity (SA1), would result in the loss of open land (SA6) and would extend built development into open countryside (SA9). Development of the site would result in the loss of a recreation facility (SA10 &amp; SA12) and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 &amp; SA15).</p> <p><b>?</b> Development could adversely affect users of the public right of way that runs alongside the north-west of the site (SA10).</p> <p><b>✓</b> The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 225-340 new dwellings (SA13).</p>
Rickmansworth smaller sites. Key potential constraints.	x	-	x	-	-	?		?	-	?	-	-	-	-	-	<p><b>x</b> Site CFS43 (which includes Site PCS17) is entirely within a Local Wildlife Site (SA1). Several sites have areas with Flood Zone 2 &amp; 3 (SA3).</p> <p><b>?</b> Site PCS17 may contain contaminated land which could be remediated through redevelopment (SA6). However it could also have some implications for the health of new residents (SA10).</p> <p>Site CFS77 is located in the Rickmansworth Town Conservation Area and a Site of Archaeological Interest (SA8).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
<b>South Oxhey – Key Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS52 Land at Sir James Altham, South Oxhey	?	-	-	✓	-	✓ / x	-	-	-	✓	✓	-	✓	-	-	<p>✓/x The site is part previously developed land and part greenfield (SA6).</p> <p>? The south-west area of the site is unmanaged and development could adversely affect biodiversity (SA1).</p> <p>✓ Whilst development would result in the loss of a swimming pool, a new improved pool facility will be provided in the centre of South Oxhey (SA10). The site is within close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 140-185 new dwellings (SA13).</p>
Site Ref: CFS53 Oxhey Golf Course and Driving Range	x	?	?	✓	-	x	-	-	x	✓	✓	✓	✓	✓	-	<p>x Development of this greenfield (ex-golf course) site, with an undeveloped area of the site to the south of the ex-driving range car park, would have adverse effects on biodiversity (SA1), would result in the loss of open land (SA6) and would extend built development into open countryside (SA9).</p> <p>? The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The site is also adjacent to a watercourse and parts of the site are at a high &amp;/or medium risk of surface water flooding (SA3). Development could affect users of the public right of way which runs through the site (SA10).</p> <p>✓ The site is within close proximity to local facilities and services (SA4 &amp; SA11). Development could provide new open space and other community uses (SA10 &amp; SA12).</p> <p>✓✓ Development would deliver 475-630 new dwellings (SA13).</p>
Site Ref: PCS47 South of Little Oxhey Lane, Carpenders Park	x	-	?	✓	-	x	-	-	x	-	✓	-	✓	✓	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p>? Part of the site is at a high risk of surface water flooding (SA3).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11).</p> <p>✓✓ Development would deliver 580-775 new dwellings (SA13).</p>
South Oxhey smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
<b>Carpenders Park– Secondary Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS11 Carpenders Park Farm, Oxhey Lane, Carpenders Park	x	?	?	✓	-	x	-	-	x	-	✓	✓	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p>? The Oxhey Brook runs along the site’s northern boundary (SA2) and some small parts of the site are at a high risk of surface water flooding (SA3).</p> <p>✓The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11), and development would provide a new school (SA12) and would deliver 150-200 new dwellings (SA13).</p>
Site Ref: CFS12 Kebbell House and Land to Rear, Delta Gain, Carpenders Park	-	-	?	✓	-	✓	-	-	-	?	✓	-	✓	✓	✓	<p>? Most of the site is in Flood Zone 2, with a small portion to north of site in FZ3b. Parts of the site are at a high risk of surface water flooding (SA3). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p>✓The majority of the site is classified as previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 55-75 new dwellings (SA13). In addition there would be new employment development, which would support the local economy and job creation (SA14 &amp; SA15).</p>
Site Ref: CFS14 Land North of Oxhey Lane, Carpenders Park	x	?	?	✓	-	x	-	-	x	-	✓	-	✓	-	-	<p>x Development of this greenfield site, with a wooded area, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p>? The Oxhey Brook runs along the site’s south-eastern boundary (SA2) and some small parts of the site are at a high risk of surface water flooding (SA3).</p> <p>✓The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 105-140 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS69 Land at Carpenders Park Farm	x	?	?	✓	-	x	-	-	x	?	✓	-	✓ ✓	✓	✓	<p><b>x</b> Development of this largely greenfield site would have adverse effects on biodiversity (SA1). Development would also result in the loss of agricultural land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p><b>?</b> Development could have adverse effects on the Hartsbourne Stream which runs through the site (SA2). A small part in the middle of the site is within Flood Zones 2 and 3b, with some areas at a high risk of surface water flooding (SA3). Development could also affect users of the public right of way that runs through the site (SA10).</p> <p><b>✓</b>The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11). In addition there would be new employment development, which would support the local economy and job creation (SA14 &amp; SA15).</p> <p><b>✓✓</b>Development would deliver 495-745 new dwellings (SA13).</p>
Site Ref: PCS2 East Carpenders Park	x	-	?	✓	-	x	-	-	x	?	✓	?	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and would extend Carpenders Park into open countryside (SA9).</p> <p><b>?</b> A small area at the north of the site is in Flood Zones 2 and 3b (SA3). Loss of the cemetery could have adverse effects on the wellbeing of individuals and local communities that are directly affected (SA10 &amp; SA12).</p> <p><b>✓</b>The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 100 new dwellings (SA13).</p>
Carpenders Park smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
<b>Oxhey Hall– Secondary Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS67 Land north of Oxhey Hall Farm	x	?	x	✓	-	x	-	x	x	?	✓	-	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1). Part of the site is in Flood Zone 3b and part of the site has a high risk of surface water flooding (SA3). Development would result in the loss of agricultural land (SA6) and would extend Oxhey Hall into open countryside (SA9). Part of the site is a Site of Archaeological Interest, and development could affect the setting of the Scheduled Monument adjacent to the south-west corner of the site as well as the Oxhey Hall Conservation Area which is located within close proximity of the site (SA8).</p> <p><b>?</b> The site is in a Groundwater Protection Zone 1 (Inner Protection Zone) and in addition a tributary of the River Colne runs along the boundary of the site and could be adversely affected by new development (SA2). Development could also affect users of the public right of way that runs through the site (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 275-415 new dwellings (SA13).</p>
Oxhey Hall smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.
<b>Croxley Green– Key Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS20 Land at Croxley Station	-	?	-	✓	-	✓	-	-	-	?	✓	-	✓	-	-	<p><b>?</b> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p><b>✓</b> The site is previously developed land (SA6). The site is within close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 140-185 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS21 Land at Rousebarn Lane, Little Green Lane, Croxley Green	x	-	?	✓	-	x	-	?	x	✓	✓	✓	✓ ✓	-	-	<p><b>x</b> Development of this greenfield site, which contains a Local Wildlife site and Ancient Woodland and Which is adjacent to the Whippendell Woods SSSI, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Croxley Green into open countryside (SA9).</p> <p><b>?</b> Parts of the site are at a high risk of surface water flooding (SA3). Development could affect the setting of the locally listed buildings to the south of the site boundary (SA8).</p> <p><b>✓</b> Development of the site would provide new open space, a country park, sports facilities and a new community facility (SA10 &amp; SA12). The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11).</p> <p><b>✓✓</b> Development would deliver 425-570 new dwellings (SA13).</p>
Site Ref: CFS61 Cinnamond House, Cassiobridge	-	?	?	✓	-	✓	-	-	-	-	✓	-	✓	✓	✓	<p><b>?</b> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The western part of the site is at a high risk of surface water flooding (SA3).</p> <p><b>✓</b> The site is previously developed land (SA6). The site is within close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 50-60 new dwellings (SA13). In addition there would be new employment development, which would support the local economy and job creation (SA14 &amp; SA15).</p>
Site Ref: CFS70 Extension to Croxley Green Business Park	?	?	?	✓	-	✓ /x	-	-	-	-	✓	-	-	✓	✓	<p><b>✓/x</b> The site is part previously developed land and part greenfield (SA6).</p> <p><b>?</b> The eastern land parcel is adjacent to a Site of Special Scientific Interest and Local Nature Reserve (Croxley Common Moor) (SA1). The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2) and has an area along the boundary in Flood Zone 3b (SA3).</p> <p><b>✓</b> The site is in a sustainable location (SA4 &amp; SA11). Extension of the business park will help to support the local economy and job provision (SA14 &amp; SA15).</p>
Site Ref: PCS49 Little Green Playing Fields, Croxley Green	x	-	-	✓	-	x	-	?	x	?	✓	-	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and open space (SA9).</p> <p><b>?</b> Development could affect the setting of the Croxley Green Conservation Area, which is located to the west of the site (SA8). Development could also affect users of the public right of way that runs along the site's western boundary (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 135-180 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS51 Cockayne, Loudwater Lane	x	-	?	✓	-	✓ / x	-	?	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1) and would extend Croxley Green into open countryside (SA9).</p> <p>✓/x The site is part previously developed land, part greenfield agricultural land (SA6).</p> <p>? Small areas of the site are at high risk of surface water flooding (SA3). Development could adversely affect the Croxley Green Conservation Area, in which the site is partly located, &amp; the setting of Grade 2 Listed Buildings within the site (SA8). Development could also affect users of the public right of way that runs through the site (SA10).</p> <p>✓ The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 380-570 new dwellings (SA13).</p>
Croxley Green smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.
<b>Abbots Langley– Key Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS3 Land adjacent to Fortunes Farm, High Elms Lane, Abbots Langley	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p>? Development could adversely affect users of the public right of way that runs through the site (SA10).</p> <p>✓ The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 140-215 new dwellings (SA13).</p>
Site Ref: CFS5 Land adj. to Parmiters School, High Elms Lane	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p>✓ The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 10-105 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS8b Notley Farm, Bedmond Road, Abbots Langley, WD5 OGX	x	-	?	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p>? A small section of the site is at high risk of surface water flooding (SA3). Development could adversely affect users of the public right of way that runs along the northern and southern boundary of the site and the site's southern boundary (SA10).</p> <p>✓The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 125-165 new dwellings (SA13).</p>
Site Ref: CFS8c Notley Farm, Bedmond Road, Abbots Langley, WD5 OGX	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p>? Development could adversely affect users of the public right of way that runs along the northern and southern boundary of the site (SA10).</p> <p>✓The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 160-215 new dwellings (SA13).</p>
Site Ref CFS26a The Kings Langley Estate, Abbots Langley	x	-	-	✓	?	x	-	-	x	✓	✓	✓	✓	-	-	<p>x Development of this greenfield site, which contains a Local Wildlife site and Ancient Woodland, would have adverse effects on biodiversity (SA1), would result in loss of agricultural land (SA6) and would extend Abbots Langley into open countryside (SA9).</p> <p>? The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing. The far western corner of the site is in the 'Kings Langley NO<sub>2</sub> AQMA' (SA5 &amp; SA10). Development could also adversely affect users of the public rights of way that run through the site (SA10).</p> <p>✓Development of the site would provide new open space (SA10) and a new community facility (SA11). The site is in close proximity to local facilities and services (SA4 &amp; SA11).</p> <p>✓✓Development of the site would deliver 1175-1755 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref CFS26b The Kings Langley Estate, Abbotts Langley	x	-	?	✓	?	x	-	?	x	✓ ?	✓	✓	✓ ✓	-	-	<p><b>x</b> Development of this greenfield site, which contains two Local Wildlife Sites and an Ancient Woodland, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Kings Langley into open countryside (SA9).</p> <p><b>?</b> Small parts of the site are at high risk of surface water flooding (SA3). The site contains a Site of Known Archaeological Interest (SA8). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 &amp; SA10). Development could also adversely affect users of the public rights of way that run through the site (SA10).</p> <p><b>✓</b> Development of the site would provide new open space and community facilities (SA10 &amp; SA12). The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11).</p> <p><b>✓✓</b> Development would deliver 1915-2870 new dwellings (SA13).</p>
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge <b>Residential Use</b>	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	x	x	<p><b>x</b> Development of this greenfield site, which is adjacent to two wildlife sites, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and the loss of open land (SA9). Development of this site for residential use would prevent future expansion into this area of the nationally important Leavesden Studios (SA14 and SA15).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 230-310 new dwellings (SA13).</p>
Site Ref: CFS28 Land at Gypsy Lane, Hunton Bridge <b>Safeguarded for Leavesden Studios</b>	x	-	-	✓	-	x	-	-	x	-	✓	-	-	✓	✓	<p><b>x</b> Development of this greenfield site, which is adjacent to two wildlife sites, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would result in the loss of open land (SA9).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11). Safeguarding the site for the nationally important Leavesden Studios would support the local/national economy and job creation (SA14 &amp; SA15).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS65 Land north of Bucknalls Lane	x	-	-	✓	?	x	-	-	x	x	✓	x	✓	x	x	<p><b>x</b> Development of this greenfield (golf-course) site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and would result in the loss of open land (SA9). Development of this site would also result in the loss of leisure and recreation facilities (SA10 &amp; SA12) and the loss of this commercial enterprise could have some adverse effects on the local economy and jobs (SA14 &amp; SA15).</p> <p><b>?</b> The site is in close proximity to the M1 and A405 which could result in air quality and noise issues for residents of new housing (SA5 &amp; SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 175-230 new dwellings (SA13).</p>
Site Ref: CFS76 Harthall Lane	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Kings Langley into open countryside (SA9).</p> <p><b>?</b> Noise from the railway may affect the wellbeing of new residents (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 140-215 new dwellings (SA13).</p>
Site Ref: OSPF6 Land west of Leavesden Aerodrome	x	?	-	-	-	x	-	?	x	?	-	-	-	✓	✓	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Hunton Bridge into open countryside, closing the gap with Watford (SA9).</p> <p><b>?</b> A small part of the site is in Ground Water Protection Zone 1 (Inner Protection Zone (SA2). Development could adversely affect the setting of the Hunton Bridge Conservation Area (SA8) and users of the public right of way that runs across the site (SA10).</p> <p><b>✓</b> Safeguarding the site for the nationally important Leavesden Studios would support the local/national economy and job creation (SA14 &amp; SA15).</p>
Site Ref: PCS44 Garston Manor, Garston	x	-	-	✓	-	x	-	-	x	-	✓	-	✓	-	-	<p><b>x</b> Development of this greenfield site, which contains a Local Wildlife Site, would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and would result in the loss of open land to the north of Leavesden Green (SA9).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 95-130 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS60 Land at Furtherfield	x	-	-	✓	-	x ?	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and open land (SA9).</p> <p>? The site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). However it could also have some implications for the health of new residents (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 370-500 new dwellings (SA13).</p>
Abbots Langley smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.
<b>Chorleywood– Key Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS16 Land at Chorleywood Station (Station car park and adjoining land)	-	-	?	✓	-	✓	-	?	-	?	✓	-	✓	-	-	<p>? The area of the site along the south-west boundary is at a high risk of surface water flooding (SA3). A small area of the south-east of the site is in a Conservation Area (SA8). Noise and vibration from the railway may affect the wellbeing of new residents (SA10).</p> <p>✓ The site is previously developed land (SA6). The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 115-185 new dwellings (SA13).</p>
Site Ref: CFS18 Hill Farm, Stag Lane, Chorleywood	x	-	-	✓	-	x	-	?	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site, which contains a Local Wildlife Site (woodland), would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Chorleywood into open countryside (SA9).</p> <p>? Development could affect the setting of the nearby Heronsgate Conservation Area (SA8). Development could adversely affect users of the public right of way that runs through the site (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 130-215 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS4 East Green Street, Chorleywood	x	-	-	✓	-	x	-	?	x x	?	✓	-	✓ ✓	-	-	<p><b>x</b> The site is located in the Chilterns AONB and in addition development would extend Chorleywood into open countryside (SA9).</p> <p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1) and would result in the loss of agricultural land (SA6).</p> <p><b>?</b> Development could affect the setting of the adjacent Chorleywood Common Conservation Area (SA8). Development could adversely affect users of the public right of way that runs around the south-west side of the site (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11).</p> <p><b>✓✓</b> Development would deliver 680-900 new dwellings (SA13).</p>
Site Ref: OSPF3 Land at Heronsgate, Chorleywood	x	?	-	✓	?	x	-	-	x	?	✓	-	✓ ✓	-	-	<p><b>x</b> Development of this greenfield site, which contains a local wildlife site, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Chorleywood into open countryside, closing the gap with Heronsgate (SA9).</p> <p><b>?</b> Part of the site is in Ground Water Protection Zone 1 (Inner Protection Zone) (SA2). The close proximity of the site to the M25 could result in adverse effects from air quality and noise on the health and wellbeing of new residents (SA5 and SA10). Development could adversely affect users of the public right of way that runs across the site (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11).</p> <p><b>✓✓</b> Development would deliver 1120-1680 new dwellings (SA13).</p>
Chorleywood smaller sites. Key potential constraints.	-	-	x	-	-	-	-	-	?	-	-	-	-	-	-	<p><b>x</b> Site CFS72 is partially in Flood Zone 3b (SA3).</p> <p><b>?</b> Sites CFS15 and CFS72 are adjacent to the Chilterns AONB.</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
<b>Mill End – Key Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS37 Land at Long Lane, Mill End	x	?	-	✓	?	x	-	-	x	?	✓	-	✓ ✓	-	-	<ul style="list-style-type: none"> <li>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would result in the loss of countryside (SA9).</li> <li>? The site is in Ground Water Protection Zone 1 (Inner Protection Zone) (SA2). The site is in close proximity to the M25 which could result in air quality and noise issues for residents of new housing (SA5 &amp; SA10).</li> <li>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11).</li> <li>✓✓ Development would deliver 450-600 new dwellings (SA13).</li> </ul>
Site Ref: CFS38a and rear of Colne Mead, Mill End	x	?	x x	✓	-	x	-	-	x	-	✓	-	✓	-	-	<ul style="list-style-type: none"> <li>x x The majority of the site is in the Flood Zone 3b functional floodplain (SA3).</li> <li>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Mill End into open countryside (SA9).</li> <li>? The River Colne runs along the boundary of the site and could be adversely affected by new development. The site is also in Ground Water Protection Zone 1 (Inner Protection Zone) (SA2).</li> <li>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 170-225 new dwellings (SA13).</li> </ul>
Site Ref: CFS73 Land at 319 & 321 Uxbridge Road, Rickmansworth	x	?	x x	✓	-	✓ / x	-	-	x	-	✓	-	✓ ?	-	-	<ul style="list-style-type: none"> <li>x x The site is in Flood Zone 3b. There is a high risk of surface water flooding to the north-east and east of the site (SA3).</li> <li>x Development of this partly undeveloped site would have adverse effects on biodiversity (SA1) and would extend Rickmansworth into open countryside (SA9).</li> <li>✓/x The site is part previously developed land and part greenfield (SA6).</li> <li>? The site is in a Groundwater Protection Zone 1 (Inner Protection Zone) and in addition the River Colne runs along the southern boundary of the site and could be adversely affected by new development (SA2). Development of this site could result in the loss of gypsy and traveller pitches (SA13).</li> <li>✓ The site is within close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 170-225 new dwellings (SA13).</li> </ul>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS59 Land at Berry Lane, Mill End, Mill End	x	-	-	✓	-	x ?	-	-	x	x ?	✓	x	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of undeveloped land (SA6) and would result in the loss of greenspace in this built-up area (SA9). Development would also result in the loss of recreational space (SA10 and SA12).</p> <p><b>?</b> The site was previously a landfill site and development could provide an opportunity for remediation of any contamination (SA6). However it could also have some implications for the health of new residents (SA10).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 80-105 new dwellings (SA13).</p>
Mill End smaller sites. Key potential constraints.	-	-	<b>x</b> <b>x</b>	-	-	-	-	-	-	-	-	-	-	-	-	<p><b>x</b> Site CFS38b is in Flood Zone 3b (SA3).</p>
<b>Maple Cross – Secondary Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS32 Land at Lynsters Farm East of Old Uxbridge Road, Maple Cross	x	?	?	✓	-	✓ / x	-	?	x	-	✓	-	✓	✓	✓	<p><b>x</b> Development of this largely greenfield site, which contains part of a Local Wildlife Site, would have adverse effects on biodiversity (SA1) and would extend Maple Cross into open countryside (SA9).</p> <p><b>✓/x</b> The site is part previously developed land and part greenfield agricultural land (SA6).</p> <p><b>?</b> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2) and part of the site is at a high risk of surface water flooding (SA3). The site contains two Grade 2 Listed Buildings which could be affected by new development (SA8).</p> <p><b>✓</b> The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 140-280 new dwellings (SA13). Development of commercial uses would support the local economy and job creation (SA14 &amp; SA15).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS33 Land at Maple Cross, Maple Lodge	x	?	x	✓	-	✓ x	-	-	x	-	✓	-	✓ ✓	✓	✓	<ul style="list-style-type: none"> <li>x Development of this largely greenfield site would have adverse effects on biodiversity (SA1). The site is partly within Flood Zones 2 and 3b (SA3). Development would also extend Maple Cross into open countryside (SA9).</li> <li>✓/x The site is part previously developed land and part greenfield agricultural land (SA6).</li> <li>? Development could have adverse effects on the River Colne which runs along the eastern boundary. In addition, the site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2).</li> <li>✓ The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11). Development of employment uses would support the local economy and job creation (SA14 &amp; SA15).</li> <li>✓✓ Development would deliver 820-1080 new dwellings (SA13).</li> </ul>
Site Ref: CFS34 Land South of Hornhill Road and Woodland Road, Maple Cross	x	?	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<ul style="list-style-type: none"> <li>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Maple Cross into open countryside (SA9).</li> <li>? The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). Development could adversely affect users of the public right of way that runs along the southern edge of the site (SA10).</li> <li>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 90-135 new dwellings (SA13).</li> </ul>
Site Ref: CFS34a Land at Hornhill Road and Woodland Road Larger Site	x	?	-	✓	?	x	-	-	x	✓ ?	✓	✓	✓ ✓	-	-	<ul style="list-style-type: none"> <li>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Maple Cross into open countryside (SA9).</li> <li>? The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The site is adjacent to the M25 which could affect the health and wellbeing of new residents through air quality and noise issues (SA5 &amp; SA10). Development could adversely affect users of the public right of way that runs along part of the northern edge of the site (SA10).</li> <li>✓ Development of the site would provide new open space (SA10) and new community facilities and shops (SA12). The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11).</li> <li>✓✓ Development would deliver 730-1100 new dwellings (SA13).</li> </ul>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: CFS36 Land at Junction 17 of M25	x	?	-	-	?	x	-	-	x	?	-	-	-	✓	✓	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would result in the loss of an area of open countryside (SA9).</p> <p><b>?</b> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The site is adjacent to the M25 which could affect the health of those working at the service station through air quality issues (SA5 &amp; SA10). Development could adversely affect users of the public right of way that runs across the site (SA10).</p> <p><b>✓</b> Development of a service station would support the local economy and job creation (SA14 &amp; SA15).</p>
Site Ref: CFS64 Land South of Chalfont Lane, West Hyde	x	?	?	x	-	x	-	-	x	?	x	-	✓	-	-	<p><b>x</b> Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend West Hyde into open countryside (SA9). The site does not have good access to local facilities and services. (SA4 and SA11).</p> <p><b>?</b> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2) and is partly in Flood Zone 2 (SA3). Development could adversely affect users of the public right of way that runs across the site (SA10). In addition, the site is close to the proposed HS2 route and new residents could therefore be affected by noise from HS2 (SA10).</p> <p><b>✓</b> The site would deliver 220 new dwellings (SA13).</p>
Maple Cross smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
<b>Kings Langley – Secondary Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS23 Langleybury	-	-	-	✓	?	✓ / x	-	?	-	?	✓	?	✓	✓	✓	<p>✓/x The site is part previously developed land, part greenfield agricultural land (SA6).</p> <p>? The site is adjacent to the M25 which could affect the health and wellbeing of new residents through air quality and noise issues (SA5 &amp; SA10). The site contains Grade 2* and Grade 2 Listed Buildings which could be affected by the development of the site (SA8). Potential leisure uses that may be provided alongside the hotel could contribute to local health and recreation facilities (SA10 &amp; SA12).</p> <p>✓ The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 120-180 new dwellings (SA13). Development of the hotel and ancillary leisure uses would support the local economy and job creation (SA14 &amp; SA15).</p>
Site Ref: CFS24 South West Junction 20 of the M25	x	-	-	-	?	x	-	?	x	?	-	-	-	✓	✓	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would result in loss of an area of open countryside (SA9).</p> <p>? Development could affect the setting of the Hunton Bridge Conservation Area which is located to the site's south-western boundary (SA8). The site is adjacent to the M25 which could affect the health of those working at the service station through air quality issues (SA5 &amp; SA10).</p> <p>✓ Development of a service station would support the local economy and job creation (SA14 &amp; SA15).</p>
Site Ref: CFS55 Land at Station Road, Kings Langley	x	?	x	✓	?	✓ / x	-	-	x	?	✓	-	-	✓	✓	<p>x Development of this largely greenfield site would have adverse effects on biodiversity (SA1). The site is partly within Flood Zones 2, 3a and 3b, with some areas at a high risk of surface water flooding (SA3). Development would extend Kings Langley into open countryside (SA9).</p> <p>✓/x The site is part previously developed land, part greenfield agricultural land (SA6).</p> <p>? Development could have adverse effects on the River Gade which runs through the site. In addition the majority of the site is in a Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). The site is adjacent to the M25 which could affect the health of those working at the new businesses through air quality issues (SA5 &amp; SA10).</p> <p>✓ New commercial development would support the local economy and job creation (SA14 &amp; SA15). The site is in relatively close proximity to local facilities and services (SA4 &amp; SA11).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Kings Langley smaller sites. Key potential constraints.	-	-	-	-	-	-	-	?	-	-	-	-	-	-	-	? Site CFS71 is located in the Hunton Bridge Conservation Area (SA8)
<b>Moor Park and Eastbury – Secondary Centre in Core Strategy Spatial Strategy</b>																
Site Ref: CFS39a Land South of Tolpits Lane	x	?	?	x	-	x	-	?	x	-	x	-	✓	-	-	<ul style="list-style-type: none"> <li><span style="color: orange;">✘</span> Development of this greenfield site, which includes a Local Wildlife Site, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would result in the loss of open land to the south of Tolpits Lane. (SA9). The site does not have good access to local facilities and services (SA4 &amp; SA11).</li> <li><span style="color: orange;">?</span> The site is adjacent to the River Colne which could be adversely affected (SA2) and has a small part in Flood Zone 3b (SA3). The site contains one Listed Buildings and one Locally Important Building and in addition part of the site is a Site of Archaeological Interest (SA8).</li> <li><span style="color: green;">✓</span> The site would deliver 70-140 new dwellings (SA13).</li> </ul>
Site Ref: CFS39b Land to East of Merchant Taylors School	x	?	?	-	-	x	-	?	x	?	-	-	-	✓	✓	<ul style="list-style-type: none"> <li><span style="color: orange;">✘</span> Development of this greenfield site, which contains woodland, would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6) and would result in the loss of an area of open countryside (SA9).</li> <li><span style="color: orange;">?</span> The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2). Part of the site is estimated to have a high risk of surface water flooding (SA3). The site is located within a Site of Archaeological Interest and in addition, development could adversely affect the settings of the Conservation Area and Listed Buildings in the vicinity (SA8) as well as adversely affect users of the public right of way that runs across the site (SA10).</li> <li><span style="color: green;">✓</span> Development of the site for education uses would help to support the local economy and job creation (SA14 &amp; SA15).</li> </ul>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS50 The Roughs, Eastbury	x	?	-	✓	-	x	-	-	x	-	✓	-	✓	-	-	<p>x Development of this woodland greenfield site, which is adjacent to a Local Nature Reserve and Local Wildlife Site, would have adverse effects on biodiversity (SA1). Development would result in the loss of undeveloped land (SA6) and open space (SA9).</p> <p>? The site is in Groundwater Protection Zone 1 (Inner Protection Zone) (SA2).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 110-145 new dwellings (SA13).</p>
Moor Park and Eastbury smaller sites. Key potential constraints.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	No key constraints identified.
<b>Bedmond – Village in Core Strategy Spatial Strategy</b>																
Site Ref: CFS75 Bedmond Fields, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site, which has a Local Wildlife Site adjacent to the south, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside (SA9).</p> <p>? Development could adversely affect users of the public rights of way that run across the site (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 200-340 new dwellings (SA13).</p>
Site Ref: PCS24 Bluebell Drive (Larger Site), Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site, which has a wildlife site adjacent to the south, would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside (SA9).</p> <p>? Development could adversely affect users of the two public rights of way that run across the site (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 85-145 new dwellings (SA13).</p>

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resources	SA8 Historic envt.	SA9 Landscape	SA10 Health	SA11 Sust. locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Explanatory Comments
Site Ref: PCS46 Twychells Farm, Bedmond	x	-	-	✓	-	x	-	-	x	?	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1), would result in the loss of agricultural land (SA6) and would extend Bedmond into open countryside (SA9).</p> <p>? Development could adversely affect users of the public right of way that runs along the west side of the site (SA10).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 90-155 new dwellings (SA13).</p>
Bedmond smaller sites. Key potential constraints.	-	-	-	-	-	?	-	-	-	?	-	-	-	-	-	<p>? Sites PCS33 and PCS61 were previously landfill sites and development could provide an opportunity for remediation of any contamination (SA6). However it could also have some implications for the health of new residents (SA10).</p>
<b>Sarratt and Chipperfield – Village in Core Strategy Spatial Strategy</b>																
Site Ref: CFS48 Land at Holly Tree Farm, Sarratt	x	-	-	✓	-	x	-	?	x	-	✓	-	✓	-	-	<p>x Development of this greenfield site would have adverse effects on biodiversity (SA1). Development would result in the loss of agricultural land (SA6). Development would result in the loss of an area of open countryside. In addition, the site is also adjacent to the Chilterns AONB and development may affect the setting of the AONB (SA9).</p> <p>? The site is adjacent to the Sarratt (The Green) Conservation Area which may have its setting affected by development (SA8).</p> <p>✓ The site is in close proximity to local facilities and services (SA4 &amp; SA11) and would deliver 80-115 new dwellings (SA13).</p>
Sarratt and Chipperfield smaller sites. Key potential constraints.	-	-	-	-	-	-	-	?	?	-	-	-	-	-	-	<p>? Site CFS46 is within the Sarratt (The Green) Conservation Area (SA8). Site CFS58 is almost adjacent to the Chilterns AONB (SA9).</p>