

The background features abstract, overlapping green geometric shapes in various shades, creating a modern and dynamic feel. The shapes are primarily triangles and polygons, some with thin white outlines, set against a white background.

# Local Plan: Additional sites for Potential Allocation

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- ▶ Sustainability Appraisal
- ▶ Access to Services
- ▶ Sites for consideration

# Regulation 18 Housing Target

	Net number of dwellings
Total Target	12,624
Less Completions (2018-2020)	608
Less Commitments (unimplemented planning permissions)	948
Less Windfall Allowance	390
<b>Residual Housing Target</b>	<b>10,678</b>

- Regulation 18 planned for 8,973 additional homes
- We are 1,705 dwellings short of the housing target
- 18 additional sites have been submitted for consideration
- 3 previously considered sites have been resubmitted

# Strategic Housing and Employment Land Availability Assessment (SHELAA)

- ▶ All sites included in the Regulation 18 document and those in the presentation have been determined to be suitable for development through the technical site assessment process of the SHELAA
- ▶ Issues such as flood risk, Local Wildlife sites, TPOs, potential effects on landscape, historic environment, access etc. have already been considered and it has been determined that the sites are deliverable and developable

# Consideration of Green Belt Harm

- Planning judgement is required to establish whether the sustainability benefits of Green Belt release and the associated development outweigh the harm to the Green Belt.
- Members can decide the level of Green Belt harm that they consider acceptable to meet the housing needs
- This could mean that other sites could potentially come forward based on their comparative sustainability



# Consideration of Green Belt Harm and Sustainability

- ▶ All things being equal, land that is less harmful to the GB should be selected.
- ▶ In most instances the comparative sustainability considerations will not be the same
- ▶ There will be some instances sustainability considerations will weigh in favour of selecting sites that are more harmful to the GB than others that are not selected.
- ▶ The overall process should be objective and transparent.

# Sustainability Appraisal

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

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 XXX	x	?	?	✓	-	x	-	-	x	✓	✓	✓	✓	-	-

# Access to Services

<b>Service</b>	<b>Distance Threshold</b>
Stations	800m – 1600m
Primary Schools	400m-800m
Secondary Schools	1600m - 3200m
GP Surgeries	800m – 1600m
Convenience shops	800m - 1600m
Open Spaces	400m – 800m

- To assist Members we have added information on each site's access to services
- Part of consideration of site's sustainability
- Larger sites may be able to provide new services on site
- Any new services and infrastructure provision included on individual site summary slides



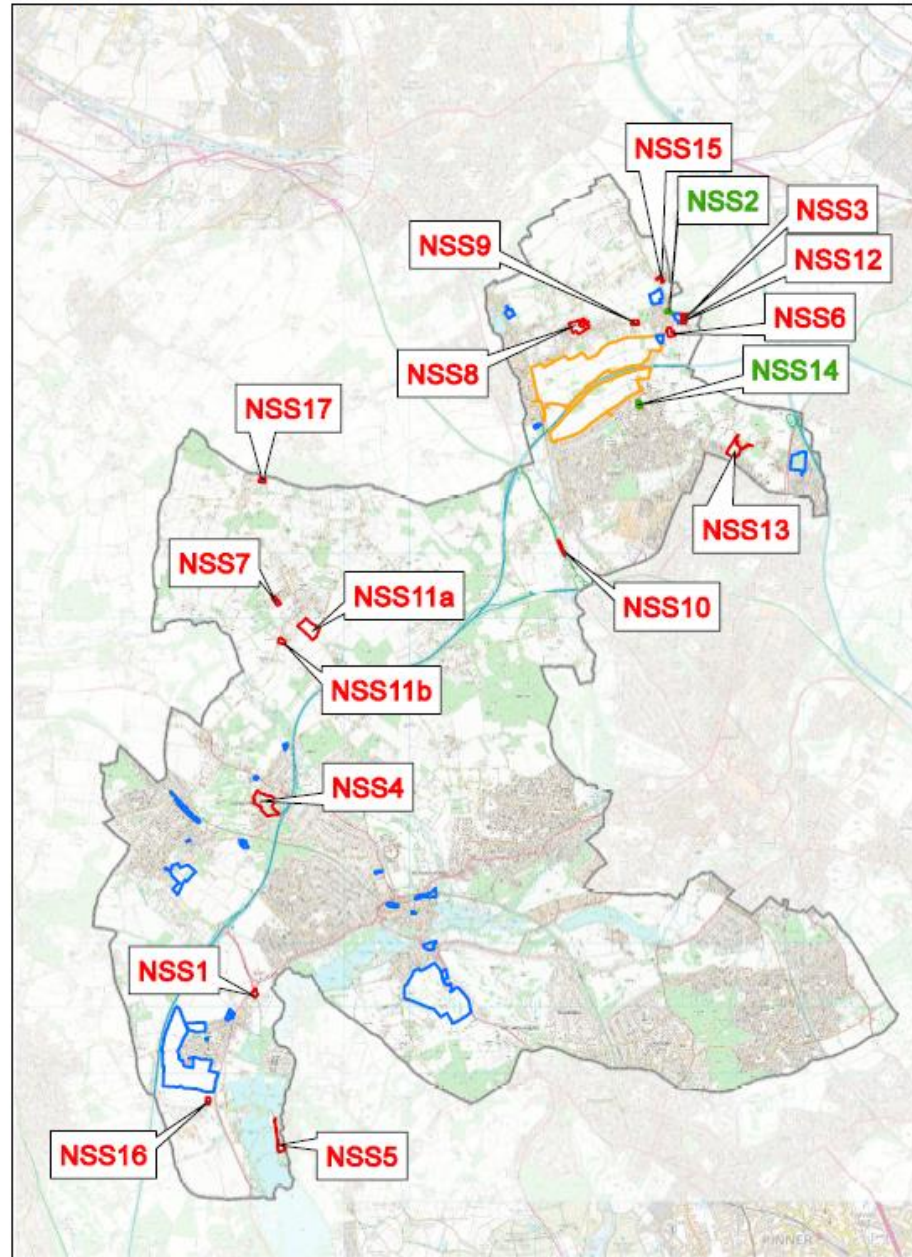
# Sites Recommended for Allocation





Site Ref.	Site Name	Green Belt Harm	Indicative Capacity	In Reg. 18?
NSS2	56 High Street, Bedmond	L/M	16	N
NSS14	Margaret House, Abbots Langley	n/a	40 (gross) 25 (net)	N
CFS26a	The Kings Langley Estate south, Abbots Langley	MH	380	Y
CFS21	Land at Rousebarn Lane, Little Green Lane	MH	500	Y
CFS8d	Notley Farm, Abbots Langley		499	Y

# Sites Not Recommended for Allocation

Site Ref.	Site Name	Green Belt Harm	Indicative Capacity
CFS26b	The Kings Langley Estate north, Abbots Langley	VH/H/MH	1300
NSS1	1 Denham Way, Maple Cross	MH/H	n/a
NSS3	Land between Bell Lane and Millhouse Lane (west)	M/LM	16
NSS4	Cedars Village, Chorleywood	n/a	n/a
NSS5	Clancy Group, Harefield	H	31
NSS6	East Lane, Bedmond	L/LM	24
NSS7	Fir Trees, Dawes Lane, Sarratt	H	16
NSS8	Hilltop Farm, rear of Toms Lane	H	148
NSS9	Land adjacent 235 Toms Lane	H	67
NSS10	Land at Mill Place	MH	17
NSS11a	Land at Sarratt - Parcel 1 (east)	H	94
NSS11b	Land at Sarratt - Parcel 2 (south)	H	13
NSS12	Land between Bell Lane and Millhouse Lane (east)	M	14
NSS13	Land to the rear of The Shires, High Elms Lane, Abbots Langley	MH/LM	158
NSS15	Newlands Park, Bedmond	MH	8
NSS16	Sunnyhill Road, Maple Cross	MH	32
NSS17	The Puffing Field, Windmill Hill, Chipperfield	H	6

# District Map



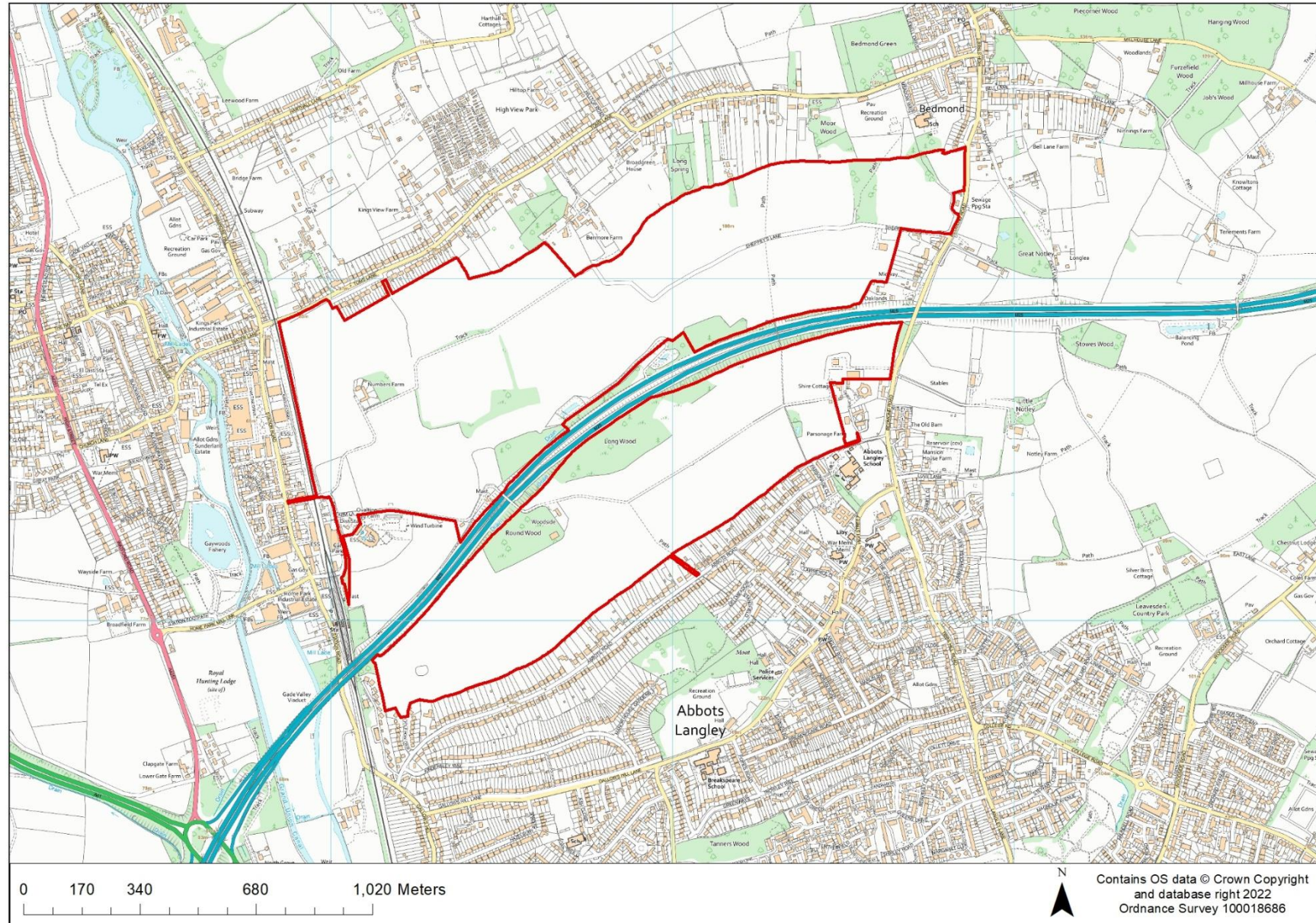
-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

District Map of Sites



960 495 0 960 1,920 2,880 3,960 Meters

# CFS26a and CFS26b The Kings Langley Estate, Abbots Langley (1338-2390)



## CFS26a and CFS26b The Kings Langley Estate, Abbots Langley (1790)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
CFS26a	The Kings Langley Estate (south)	58.6	6.5	380	Greenfield	Y	Y	Y	
CFS26b	The Kings Langley Estate (north)	95.6	15	1410	Greenfield	N	Y	Y	

### CFS26a (south)

- Open greenfield land with parts of the site in an agricultural use. Part of the land, to the north, is a historic landfill site and is therefore classified as previously developed land
- Noise and air quality issues caused by proximity to the M25 may have an impact on the site
- Proposals should take account of the presence of the Local Wildlife Site, Ancient Woodland, protected trees and public rights of way

### CFS26b (north)

- Open greenfield land which is in agricultural use. Part of the land, to the south-east, is a historic landfill site and is therefore classified as previously developed land
- Noise and air quality issues caused by proximity to the M25 may have an impact on the site
- need for housing does not outweigh very high harm to the Green Belt

## CFS26a and CFS26b The Kings Langley Estate, Abbots Langley (1338-2390)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Health	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
CFS26a	x	-	-	✓	?	x	-	?	x	?	✓	✓	✓✓	-	-	Moderate High
CFS26b	x	-	?	✓	?	x	-	?	x	✓	✓	✓	✓✓	-	-	Very High
																High
																Moderate High

### Infrastructure Provision:

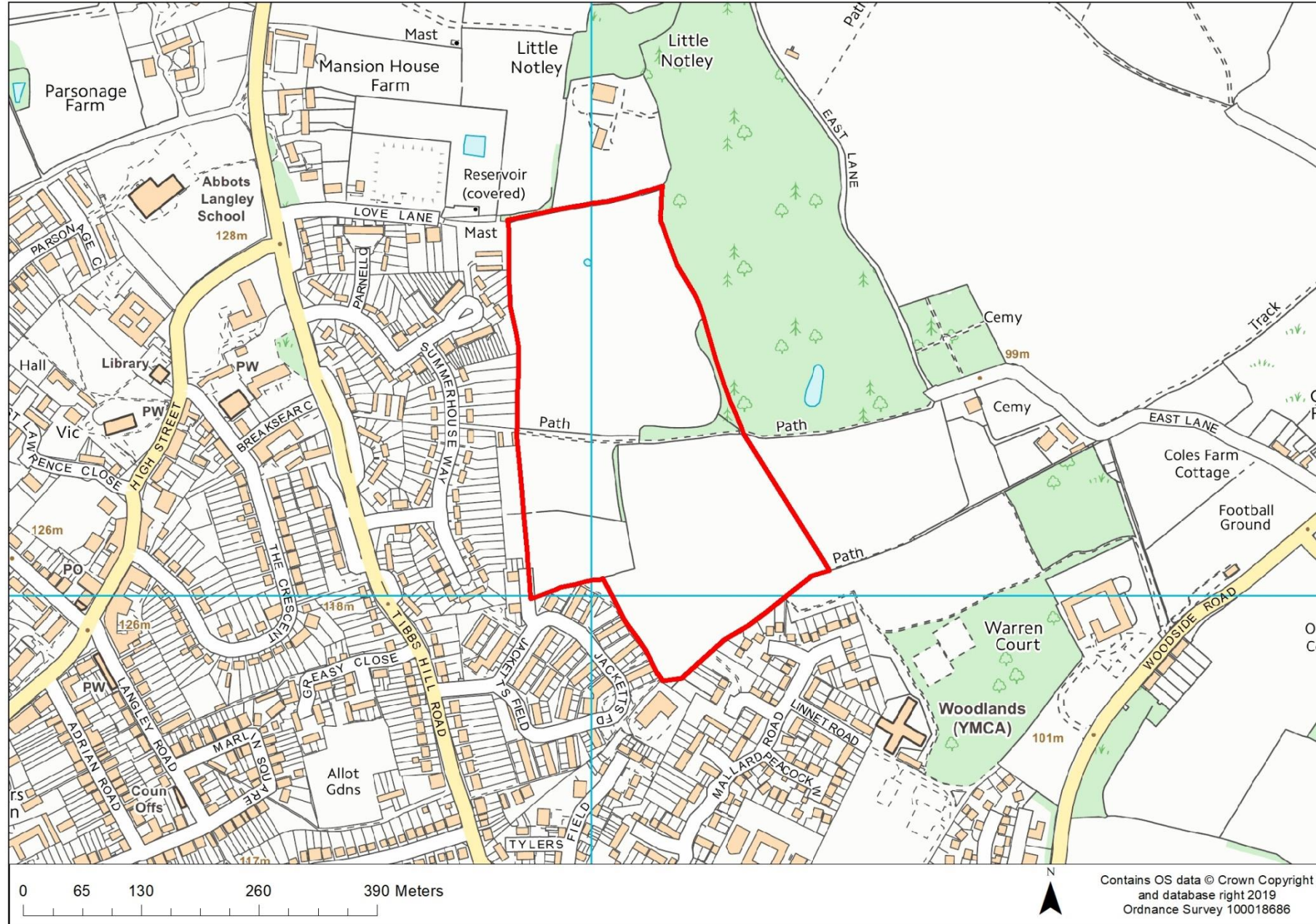
Open space, play space, local shops, a community centre and a primary school to be provided on site. Nearest Secondary School within 3200m (upper threshold), GP Surgery within 80m (lower threshold), Local Shops within 800m (lower threshold)

### Nearest Station:

Kings Langley (905m within upper threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Kings Langley Railway Station	15 minutes 0.8 miles	R9	11:23 towards North Watford 14:14 towards Chipperfield	One bus per day on Mondays and Fridays
Kings Langley Railway Station	15 minutes 0.8 miles	H19	10:40 towards Hemel Hempstead 14:13 towards Kings Langley	Tuesdays and Thursdays only with only one bus making a return

# CFS8d, Notley Farm Bedmond Road (342-456)



## CFS8d, Notley Farm Bedmond Road (342-456)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
CFS8d	Notley Farm Abbots Langley	11.4	30-40	342-456	Greenfield	Y	Y	Y	

- Greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries
- Located at the edge of the Key Centre of Abbots Langley
- TPO along the western boundary of the site
- A development of this size would also require two vehicular access points.
- Although access to the site is not currently available, the landowners have indicated possible solutions to this. The site is therefore considered suitable subject to the access issues being resolved.



## CFS8d, Notley Farm Bedmond Road (342-456)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
CFS8d	x	-	-	✓	-	x	-	?	x	?	✓	✓	✓	-	-	Moderate High

### Infrastructure Provision:

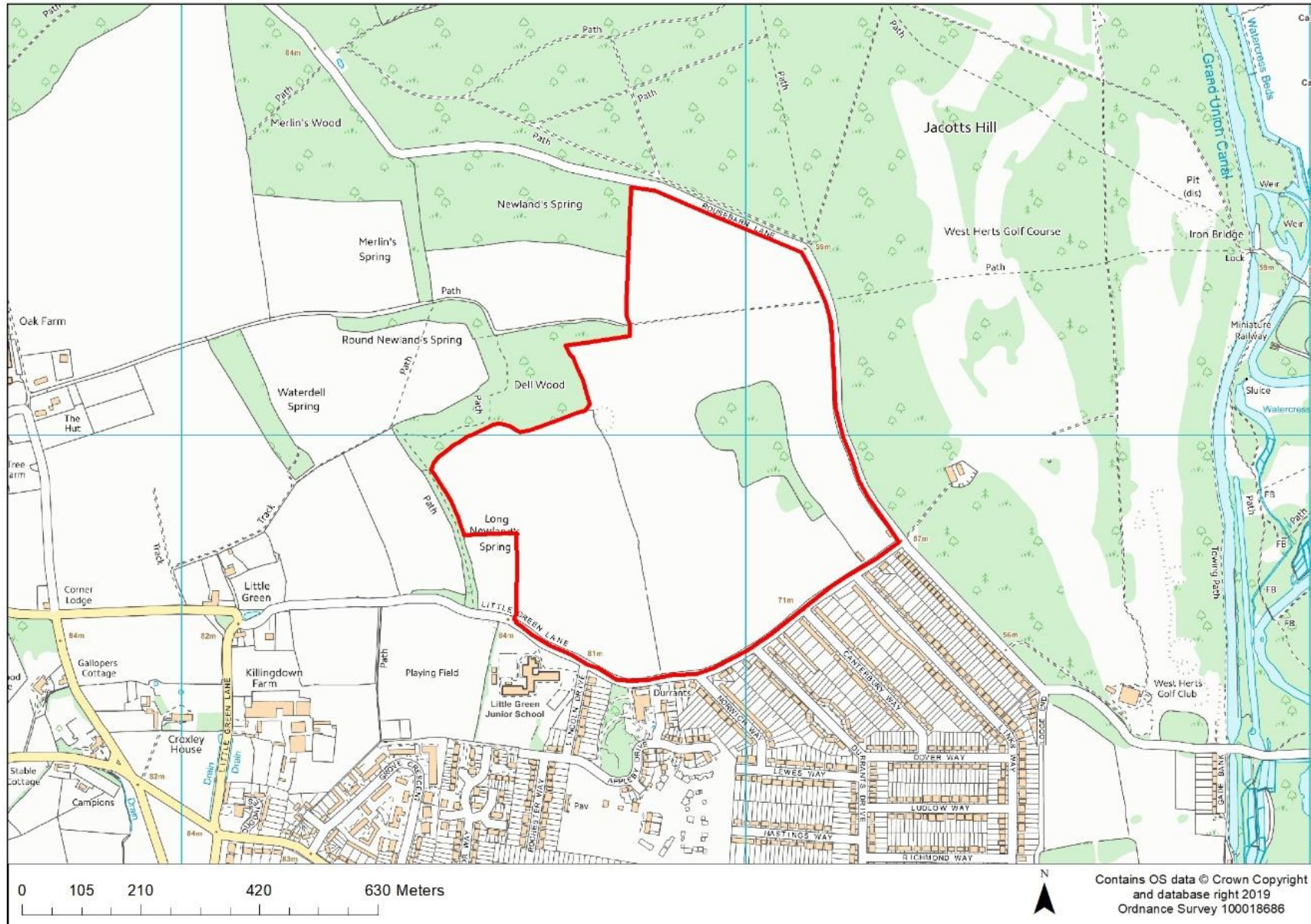
Open space and play space required. Country Park and improvements to allotments provided. Nearest Primary School within 600m (lower threshold), Secondary School within 1400m (lower threshold), GP Surgery within 750m (lower threshold), Local Shops within 515m (lower threshold)

### Nearest Station:

Kings Langley (within 2030m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Summerhouse Way	7 minutes 0.3 miles	10	06:31 towards Holywell 06:45 towards Abbots Langley 19:21 towards Holywell 20:18 towards Abbots Langley	The bus runs every 30 minutes on Monday to Friday with reduced service on Saturday and further reduced on Sunday
Summerhouse Way	7 minutes 0.3 miles	20	05:43 towards Hollywell Estate 06:07 towards Hemel Hampstead 22:49 towards Hollywell Estate 23:17 towards Hemel Hampstead	The bus runs every 30 minutes on Monday to Friday with reduced service on Saturday and Sunday

# CFS21 Land at Rousebarn Lane, Little Green Lane (500 dwellings)



## CFS21 Land at Rousebarn Lane, Little Green Lane (500 dwellings)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
CFS21	Land at Rousebarn Lane Little Green Lane	40.6	16.2	500	Greenfield	Y	Y	Y	

- Currently in agricultural use with an area of woodland to the east
- Croxley Green Conservation Area lies to the south-west of the site and Cassiobury Park Registered Park and Garden is adjacent to the northern boundary of the site
- HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest
- The eastern field contains a Local Wildlife Site (Wood East of Dell Wood). Open space/parkland is proposed to surround this area
- Thames Water have advised that the scale of development is likely to require upgrades to the wastewater network
- Small areas of the site are at risk of surface water flooding and future proposals would need to satisfactorily address this and provide suitable mitigation

## CFS21 Land at Rousebarn Lane, Little Green Lane (500 dwellings)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
CFS21	x		?	✓		x		?	x	✓	✓	✓	✓ ✓	✓	✓	Moderate High

### Infrastructure Provision:

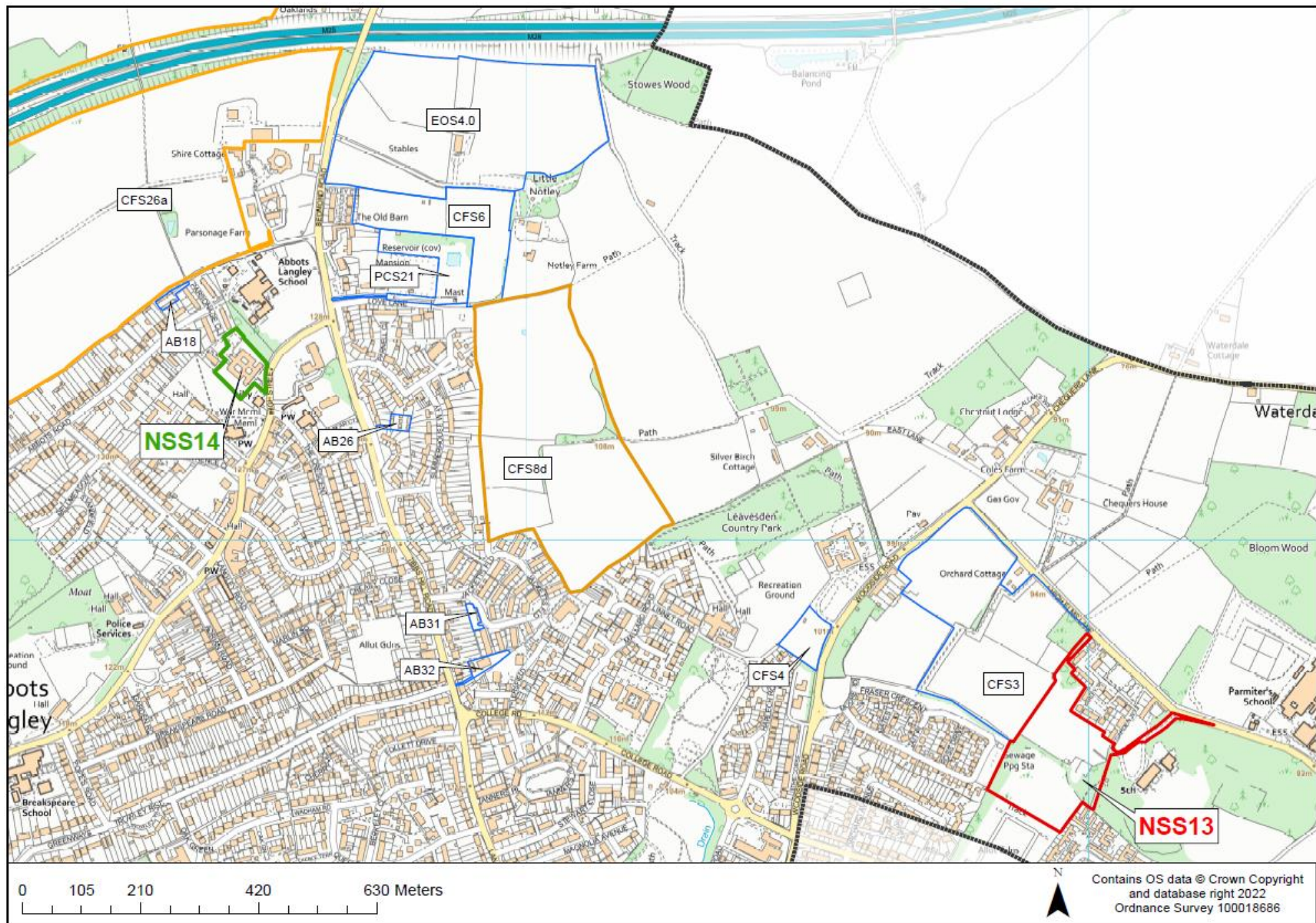
Open space and play space would be provided on site (Country Park and new walking and cycling routes connecting to Whippendell Woods) Local shops (mixed use local centre), a primary school, medical centre/GP surgery and a community/sports facility. Within lower threshold of Croxley Danes Secondary School





### Nearest Station:

Croxley (1535m within upper threshold)

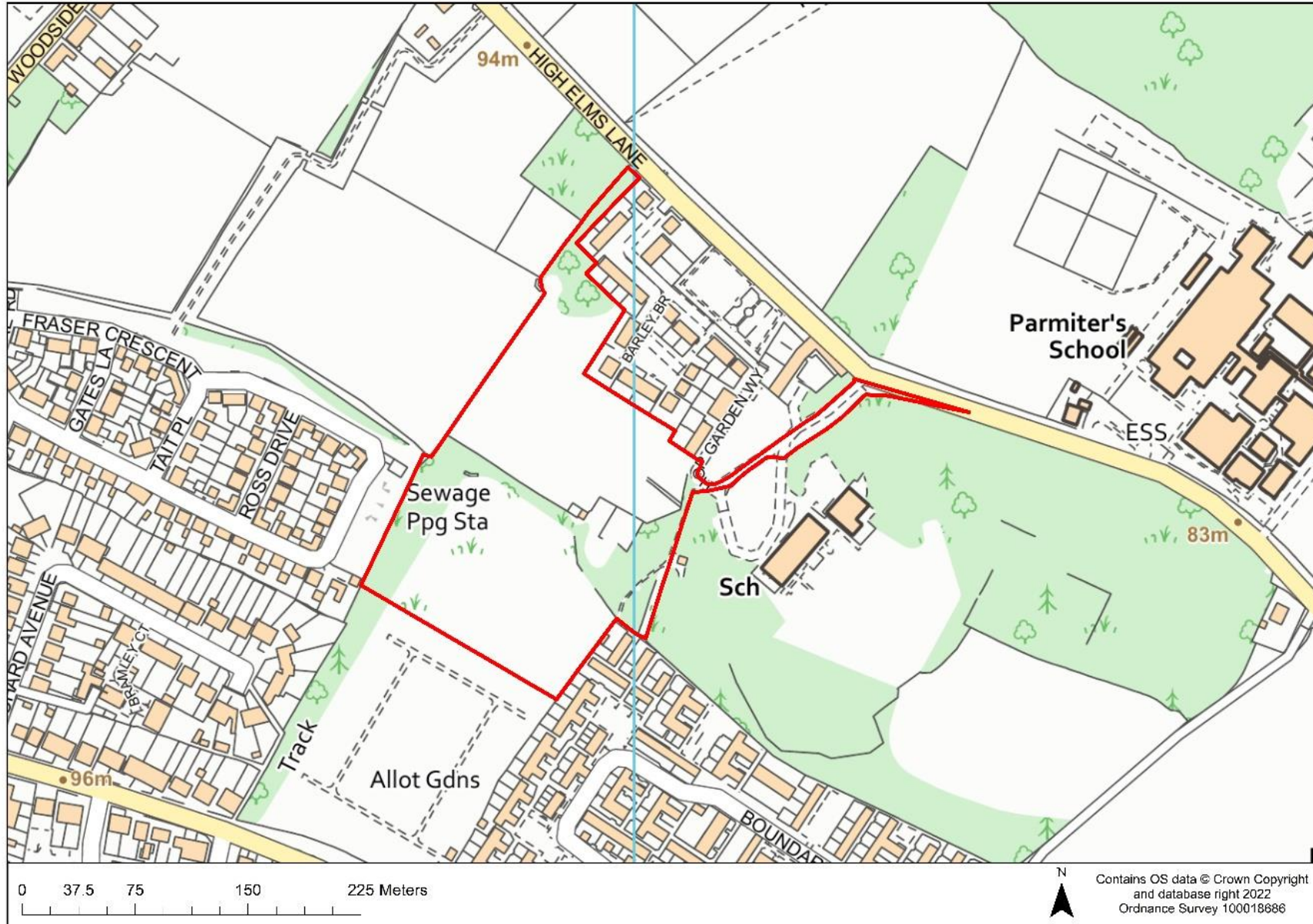
Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Durrants Drive	8 minutes 0.4 miles	821	07:58 towards Maple Cross 15:48 towards Watford	The bus runs one service from Monday to Fridays
Durrants Drive	8 minutes 0.4 miles	321	06:22 towards Luton 05:42 towards Watford 23:44 towards Luton 23:01 towards Watford	The bus runs every half an hour from Monday to Saturday and every hour on Sunday from 11:21

# Abbots Langley



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS13 Land to the rear of The Shires, High Elms Lane (130-185)



## NSS13 Land to the rear of The Shires, High Elms Lane (130-185)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS13	Land to the rear of The Shires High Elms Lane	3.7	35-50	130-185	Greenfield	N	N	Y	

- Adjacent to Site CFS3
- Grassland with some trees covered by TPOs
- Two Grade II listed buildings adjacent to the site - Heritage Assessment would be required
- HCC Highways state High Elms Lane is not likely to be able to accommodate a large development without significant enhancement
- Site would need to be delivered in combination with adjacent site CFS3 and with access from Woodside Road
- Not considered suitable due to the cumulative impact on Woodside Road access
- S106 planning obligation in place from the development of the Shires. Site not considered available unless this is removed.

## NSS13 Land to the rear of The Shires, High Elms Lane (130-185)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating	
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	MH	LM
NSS13	x	-	-	✓	-	x	-	?	x	✓	✓	✓	✓	-	-	MH	LM

### Infrastructure Provision:

Open space and play space required. Nearest Primary School within 645m outside of District (upper threshold), Secondary School within 475m (lower threshold), GP Surgery within 525m (lower threshold), Local Shops within 560m (lower threshold)

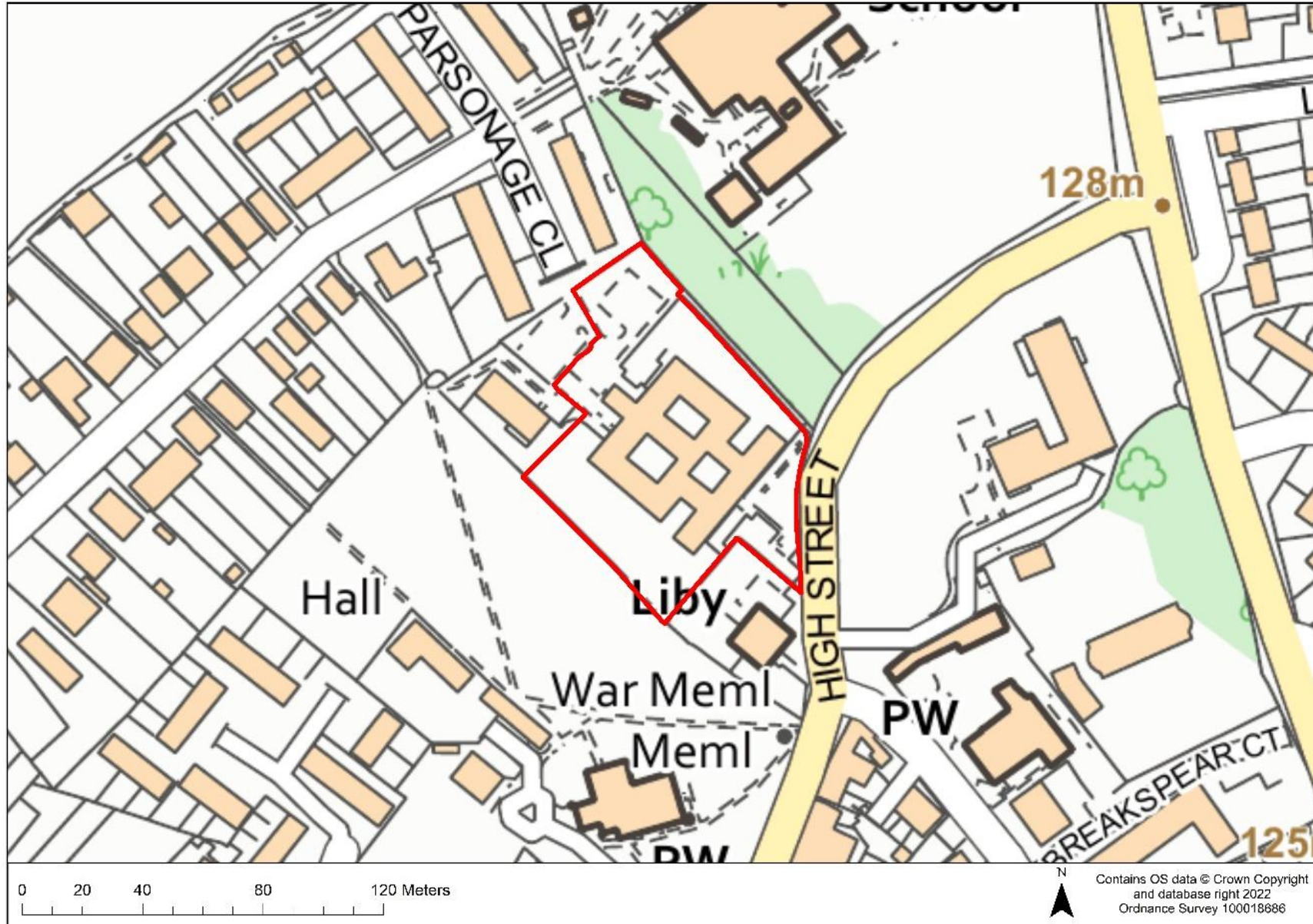
### Nearest Station:

Garston (within 2015m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Boundary Way	14 minutes 0.7 miles	10	06:37 towards Holywell 06:41 towards Abbots Langley 19:27 towards Holywell 20:14 towards Abbots Langley	The bus runs every 30 minutes from Monday to Friday with reduced service on Saturday and further reduced on Sunday
Boundary Way	14 minutes 0.7 miles	20	05:49 towards Holywell 06:04 towards Hemel Hempstead 22:55 towards Holywell 23:12 towards Hemel Hempstead	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus, from Monday to Friday with reduced service on Saturday and Sunday



# NSS14 Margaret House, Abbots Langley (27-53)



## NSS14 Margaret House, Abbots Langley (27-53)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS14	Margaret House Abbots Langley	0.66	40-80	27-53 (gross) 17-33 (net)	PDL	Y	Y	Y	

- Disused former care home which no longer meets standards for complex and specialist needs
- Located within Abbots Langley Conservation Area and Abbots Langley Village, a site of Known Archaeological Interest. Several Grade II listed buildings are also in the vicinity of the site - a detailed Heritage Assessment would be required
- HCC Highways state access would need further work, including on the suitability of Abbots Road

## NSS14 Margaret House, Abbots Langley (27-53)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
NSS14	?	-	-	✓	-	✓	-	?	x	✓	✓	✓	✓	?	?	N/A

### Infrastructure Provision:

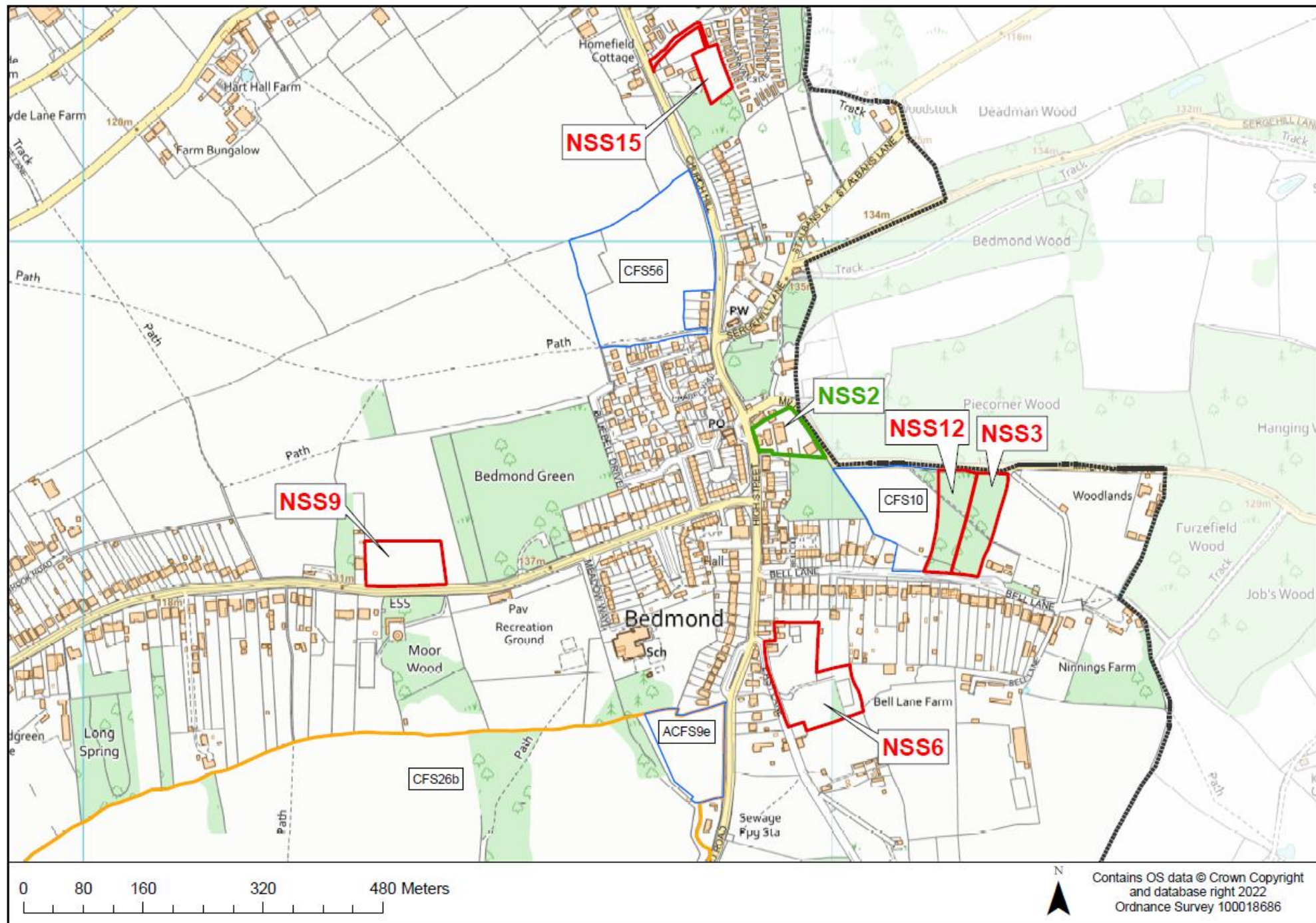
Open space and play space required. Nearest Primary School within 135m (lower threshold), Secondary School within 2010m (upper threshold), GP Surgery within 460m (lower threshold), Local Shops within 265m (lower threshold)





### Nearest Station:

Kings Langley (within 1495m upper threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
The Crescent	1 minute 144 feet	10	06:30 towards Holywell 06:46 towards Abbots Langley 19:20 towards Holywell 20:19 towards Abbots Langley	The bus runs every 30 minutes on Monday to Friday with reduced service on Saturday and further reduced on Sunday
The Crescent	1 minute 144 feet	H19	14:01 towards Kings Langley Station 10:51 towards Hemel Hempstead	There is one bus per day on Tuesday and Thursday only
The Crescent	1 minute 144 feet	R9	11:31 towards North Watford 14:05 towards Chipperfield	There is one bus per day on Monday, Wednesday and Friday
The Crescent	1 minute 144 feet	318	08:01 towards Abbots Langley 07:05 towards Watford 17:59 towards Abbots Langley 16:20 towards Watford	The bus runs five times a day from Monday to Friday

# Bedmond



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS2 56 High Street, Bedmond (12-24)



## NSS2 56 High Street, Bedmond (12-24)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS2	56 High Street Bedmond	0.4	30-50	12-20	PDL	Y	Y	Y	

- Previously developed land
- in use as a car dealership, MOT centre and service station
- within the area proposed for insetting in Bedmond
- Proposed provision of local shops and a community use as a health centre or dentist

## NSS2 56 High Street, Bedmond (12-24)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating	
Site Location	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	L	M
NSS2	?	-	?	✓	-	✓	-	?	?	✓ ?	✓	?	✓	x	x	L	M

### Infrastructure Provision:

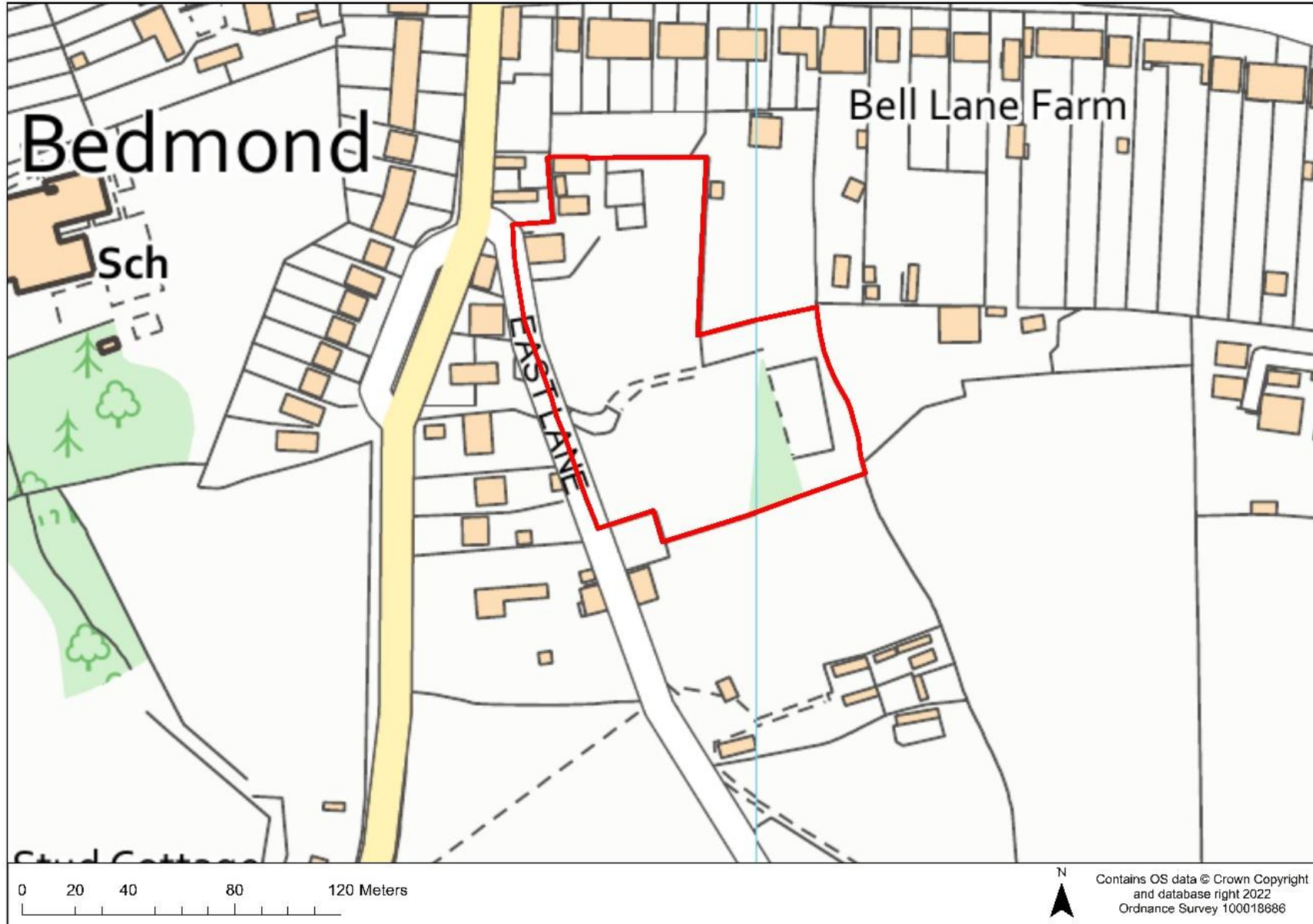
Local shops and health centre to be provided. Nearest Open space within 430m (upper threshold), Primary School within 340m (lower threshold), Secondary School within 2520m (upper threshold), GP Surgery within 1965m (outside threshold), Local Shops within 70m (lower threshold)

### Nearest Station:

Kings Langley (2585m within outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
High Street	1 minutes 52 feet	20	06:10 towards Hemel Hampstead 05:42 towards Holywell 23:20 towards Hemel Hampstead 22:46 towards Holywell	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus Monday to Friday with reduced service on Saturdays and Sundays

# NSS6 East Lane, Bedmond (18-30)





## NSS6 East Lane, Bedmond (18-30)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS6	East Lane Bedmond	1.2	15-25	18-30	Mostly Greenfield	N	Y	Y	

- Grassland across the majority of the site, an area of hardstanding which contains several sheds and an equestrian ménage at the east of the site and a private residential property and garden within the north-western portion of the site
- HCC Highways advise access from East Lane is not suitable for any development, an access solution would be needed
- HCC Ecology state a buffer should be provided to protect adjacent habitats
- partially within and partially adjacent to the village of Bedmond and the proposed inset area

## NSS6 East Lane, Bedmond (18-30)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating	
Site Location																	
NSS6	x	-	-	✓	?	x	-	?	-	✓	✓	✓	✓	-	-	L	LM

### Infrastructure Provision:

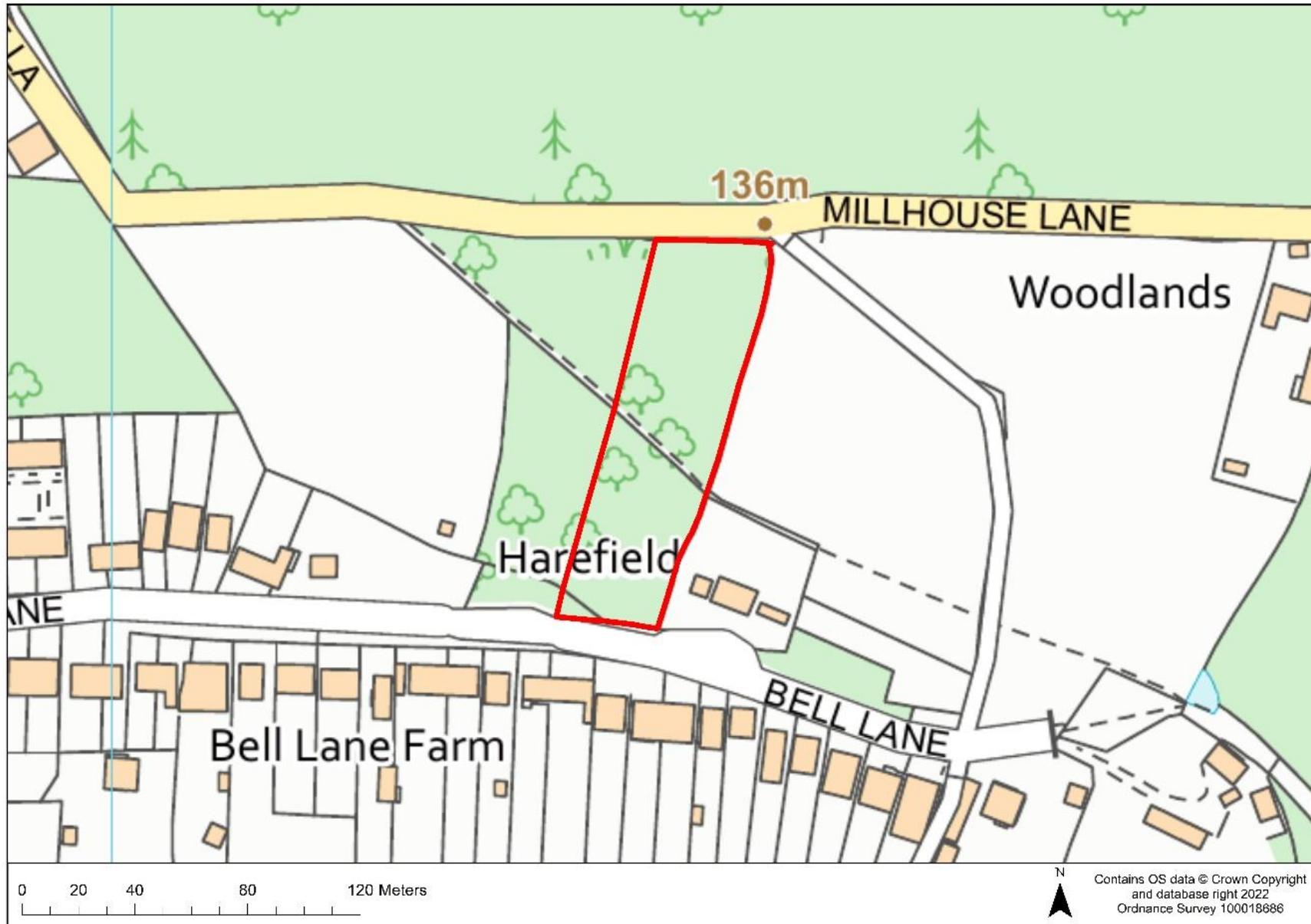
Open space within 615m (upper threshold), Primary School within 485m (upper threshold), Secondary School within 2270m (upper threshold), GP Surgery within 1940m (outside threshold), Local Shops within 350m (lower threshold)

### Nearest Station:

Kings Langley (2705m within outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
High Street	4 minutes 0.2 miles	20	05:42 towards Holywell 06:10 towards Hemel Hampstead 22:46 towards Holywell 23:20 towards Hemel Hampstead	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus Monday to Friday with reduced service on Saturdays and Sundays

# NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond (east) (12-18)



## NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond (east) (12-18)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS3	Bell Lane Bedmond	0.6	20-30	12-20	Greenfield	N	Y	Y	

- Woodland
- Access via Millhouse Lane would difficult as this road is narrow, winding and unlit.
- There are also no footways along Millhouse Lane.
- Access may be possible from Bell Lane, which is an unmade private road. Depending on the scale of development, improvements to Bell Lane would be required.

## NSS3 Land Between Bell Lane and Millhouse Lane, Bedmond (east) (12-18)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating	
Site Location																	
NSS3	x	-	-	✓	-	x	-	-	x	✓	✓	-	✓	-	-	M	LM

### Infrastructure Provision:

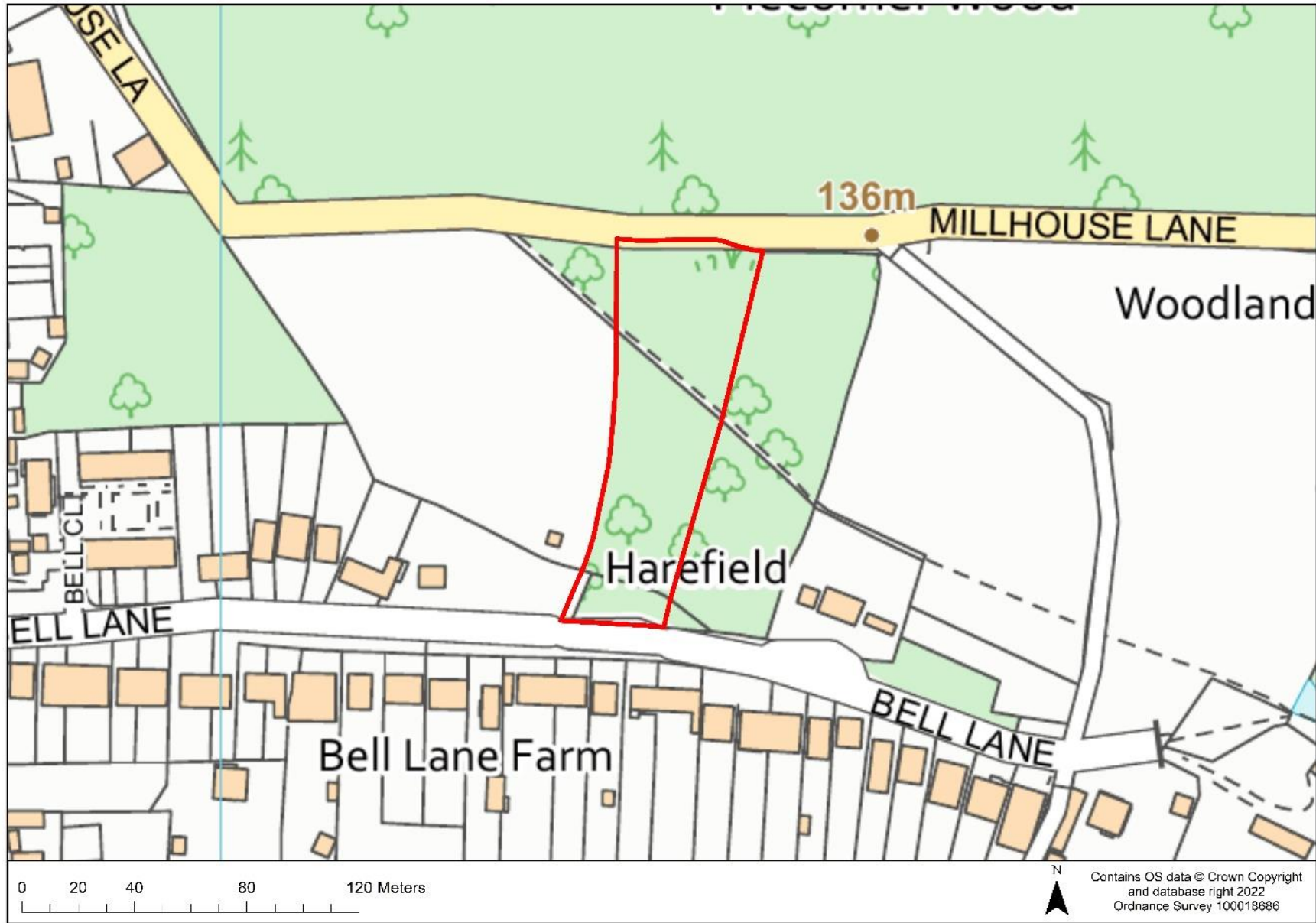
Open space within 615m (upper threshold), Primary School within 485m (upper threshold), Secondary School within 2270m (upper threshold), GP Surgery within 1940m (outside threshold), Local Shops within 350m (lower threshold)

### Nearest Station:

Kings Langley (within 2705m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
High Street	5 minutes 0.3 miles	20	05:42 towards Holywell 06:10 towards Hemel Hempstead 22:46 towards Holywell 23:20 towards Hemel Hempstead	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus Monday to Friday with reduced service on Saturday and Sunday

# NSS12 Land between Bell Lane and Millhouse Lane (west) (11-16)



## NSS12 Land between Bell Lane and Millhouse Lane (west) (11-16)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS12	Land between Bell Lane and Millhouse Lane	0.54	20-30	11-16	Greenfield	N	Y	Y	

- Greenfield land which is in use as a woodland
- Access via Millhouse Lane difficult - road is narrow, winding and unlit, with poor visibility and no footways
- Access may be possible from Bell Lane, which is an unmade private road. Improvements to Bell Lane would be required.
- All woodland on the site is covered by a Tree Preservation Order
- Public Right of Way which runs through the site

## NSS12 Land between Bell Lane and Millhouse Lane (west) (11-16)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
NSS12	x	.	.	✓	.	x	.	.	x	✓ ?	✓	.	✓	.	.	

### Infrastructure Provision:

Open space within 580m (upper threshold), Primary School within 445m (upper threshold), Secondary School within 2295m (upper threshold), GP Surgery within 1925m (outside threshold), Local Shops within 310m (lower threshold)

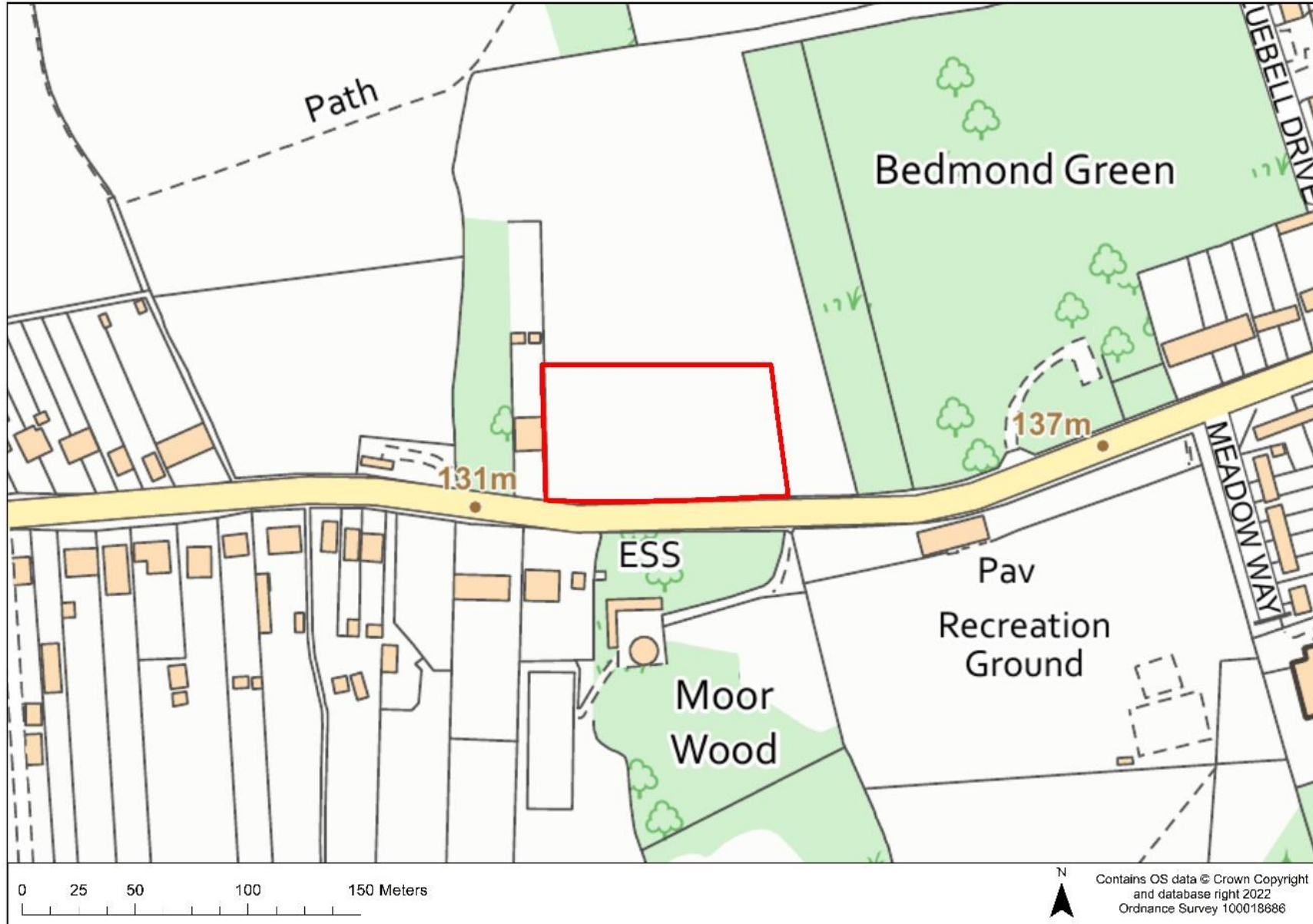
### Nearest Station:

Kings Langley (within 580m upper threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
High Street	5 minutes 0.2 miles	20	05:42 towards Holywell 06:10 towards Hemel Hampstead 22:46 towards Holywell 23:20 towards Hemel Hampstead	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus Monday to Friday with reduced service on Saturday and Sunday



# NSS9 Land adjacent to 235 Toms Lane (50-83)



## NSS9 Land adjacent to 235 Toms Lane (50-83)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS9	Land adj. 235 Toms Lane	3.3	15-25	50-83	Greenfield	N	Y	Y	

- Greenfield land in agricultural use
- Currently no access on to the site, although this could be obtained from Toms Lane. HCC Highways state access from Toms Lane may constrain the scale of development due to the road width and existing traffic levels
- Field in close proximity to the east of the site is on former landfill
- Outside of spatial strategy - not adjacent to the village core of Bedmond

## NSS9 Land adjacent to 235 Toms Lane (50-83)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS9	x	-	-	✓	-	x	-	-	x	✓	✓	✓	✓	-	-	High

### Infrastructure Provision:

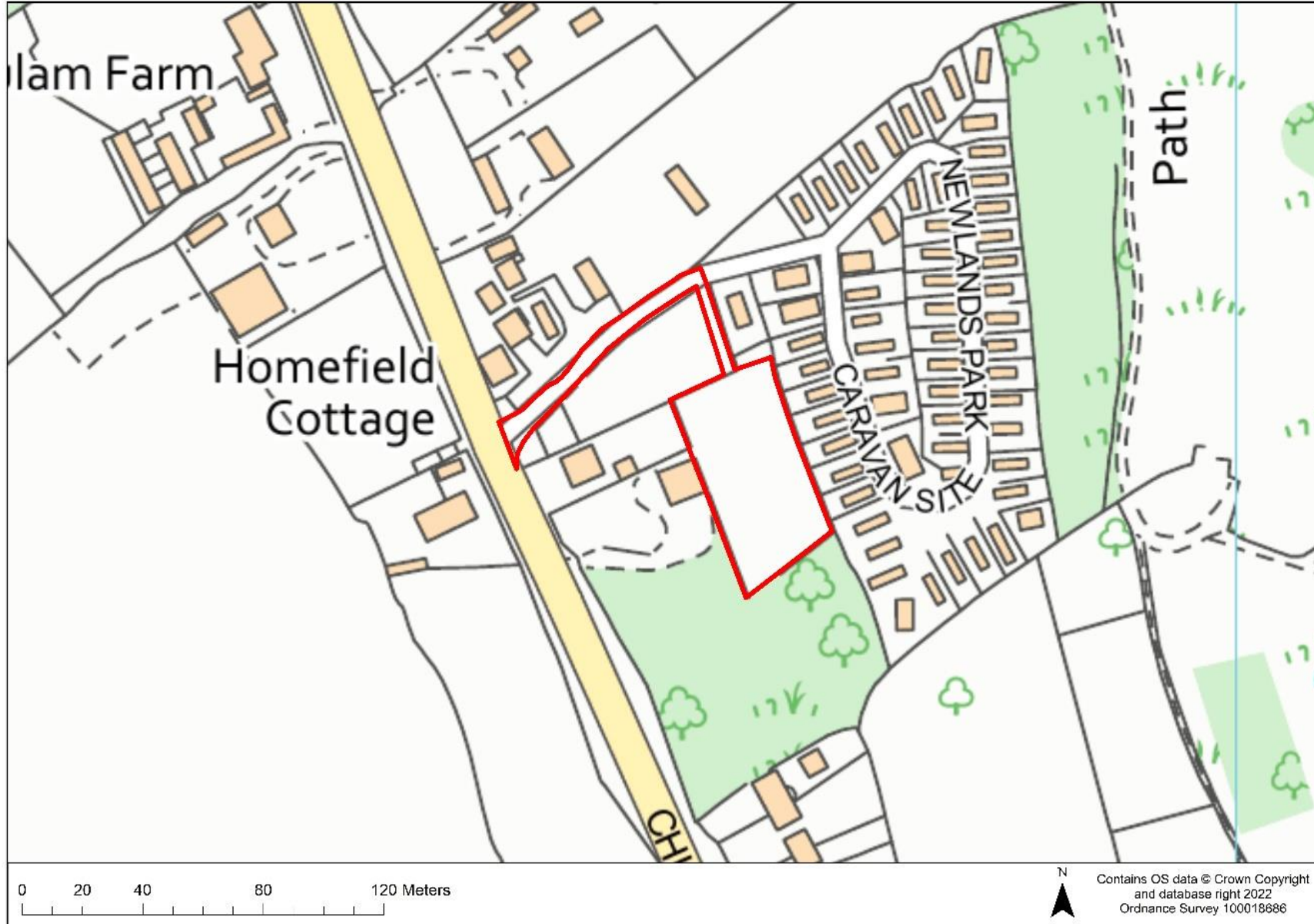
Open space and play space required. Nearest Primary School within 330m (lower threshold), Secondary School within 2725m (upper threshold), GP Surgery within 1710m (outside threshold), Local Shops within 475m (lower threshold)

### Nearest Station:

Kings Langley (within 2105m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Henderson Place	5 minutes 0.3 miles	H19	13:59pm towards Kings Langley Station 10:54 towards Hemel Hempstead	There is one bus per day on Tuesday and Thursdays

# NSS15 Land adjacent Newlands Park (6-9)



## NSS15 Land adjacent Newlands Park (6-9)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS15	Newlands Park Bedmond	0.29	20-30	6-9	Greenfield	N	Y	Y	

- Greenfield land
- The site is adjoined by Newlands Park, a static caravan site, and is proposed for park homes
- Existing vehicular access from Denham Way on the western boundary
- Located within Bedmond village but is not within or adjacent to the proposed inset boundary of Bedmond therefore outside spatial strategy

## NSS15 Land adjacent Newlands Park (6-9)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS15	x	.	.	x	.	x	.	.	.*	x	x	.	✓	.	.	Moderate High

### Infrastructure Provision:

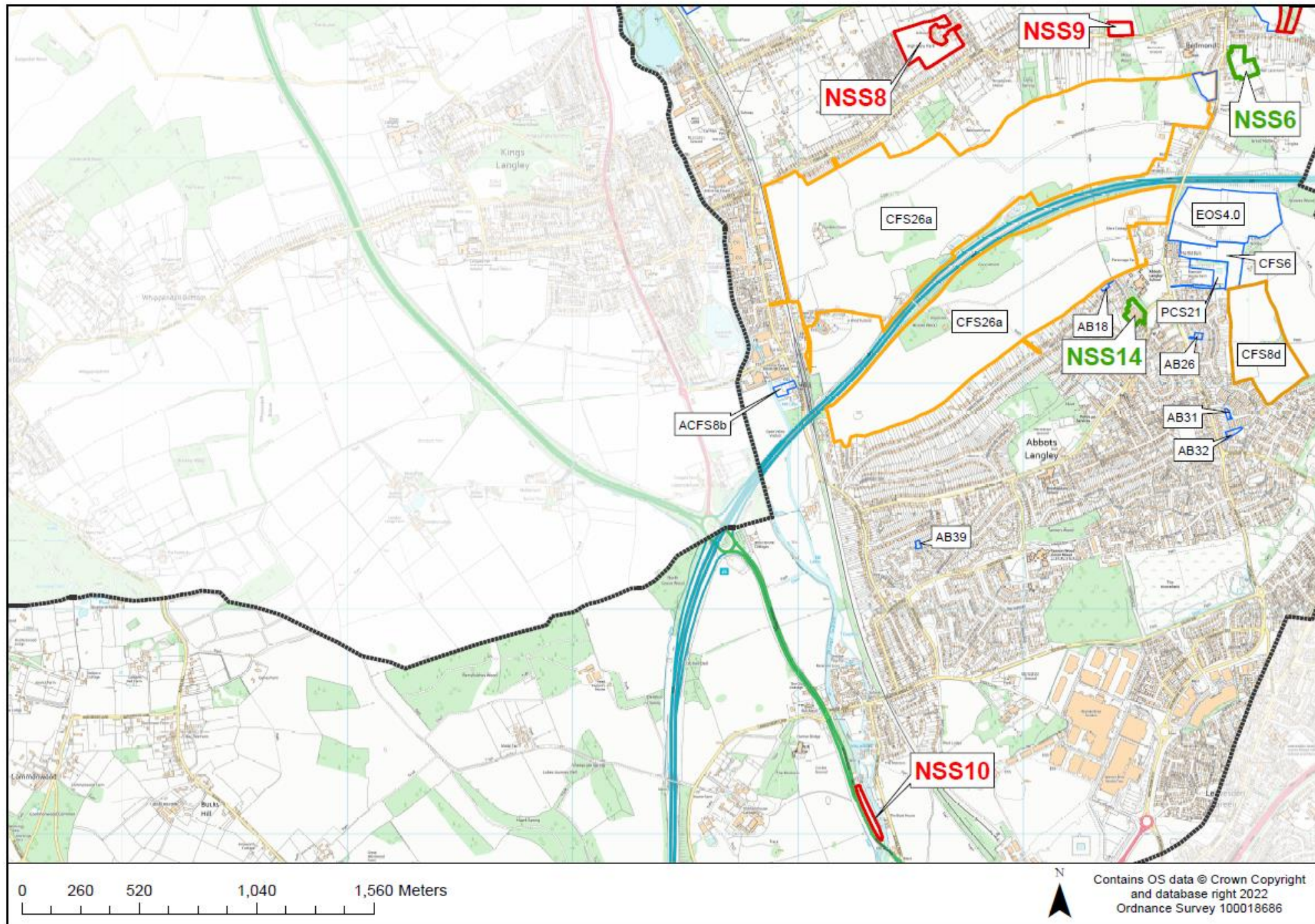
Open space within 785m (upper threshold), Primary School within 770m (upper threshold), Secondary School within 2820m outside of District (outside threshold), GP Surgery within 2410m (outside threshold), Local Shops within 495m (lower threshold)





### Nearest Station:

Kings Langley (within 2870m outside threshold)

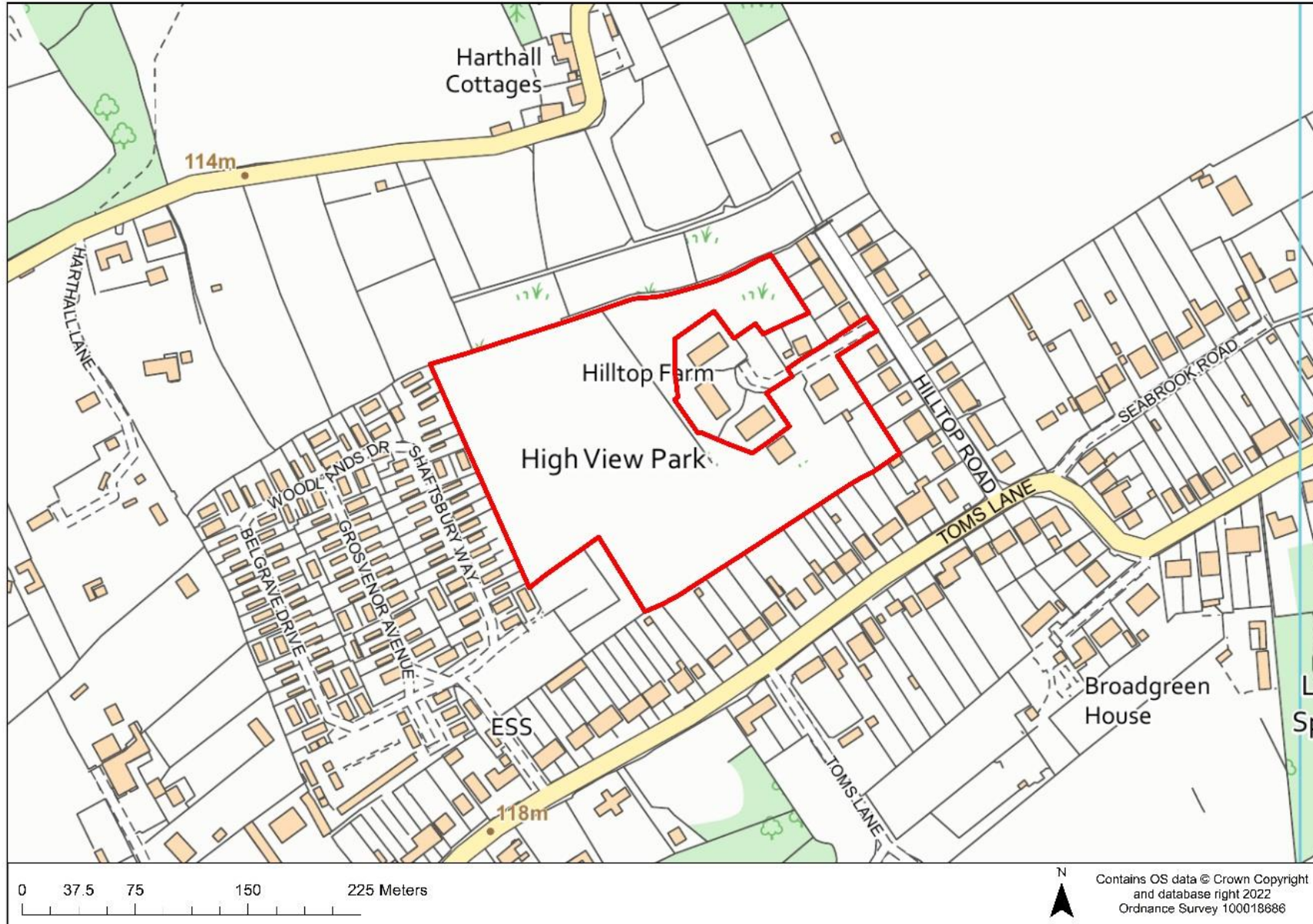
Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Church Hill	3 minutes 0.2 miles	20	05:41 towards Holywell 06:10 towards Hemel Hampstead 22:44 towards Holywell 23:20 towards Hemel Hampstead	The bus runs every 30 minutes until between 14:00-15:00 where service is slightly reduced until the last bus Monday to Friday with reduced service on Saturday and Sunday

# Kings Langley/ Hunton Bridge



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS8 Hilltop Farm, rear of Toms Lane (110-185)





## NSS8 Hilltop Farm, rear of Toms Lane (110-185)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS8	Hilltop Farm Rear of Toms Lane	3.7	30-50	110-185	Greenfield	N	Y	Y	

- Greenfield land in agricultural use, with an area of trees to the north-eastern corner
- Access into the site is taken from Hilltop Farm which is off Hilltop Road, which would be shared between the existing residential dwellings that are situated on Hilltop Farm.
- The promoter has stated that the existing access would be widened and upgraded to a to a 4.8m minor access road with two 2m footways
- Washed over by Green Belt and away from an inset settlement edge therefore outside of spatial strategy.

## NSS8 Hilltop Farm, rear of Toms Lane (110-185)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS8	x	.	.	x	.	x	.	.	?	✓	x	✓	✓	.	.	High

### Infrastructure Provision:

Open space and play space required. Nearest Primary School within 1205m (outside threshold), Secondary School within 2265m outside of District (upper threshold), GP Surgery within 1445m outside of District (upper threshold), Local Shops within 995m (upper threshold)

### Nearest Station:

Kings Langley (within 1060m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
High View Park	6 minutes 0.4 miles	H19	13:55pm towards Kings Langley Station 10:58 towards Hemel Hempstead	There is one bus per day on Tuesday and Thursdays except Public Holidays

# NSS10 Land at Mill Place (15-18)



## NSS10 Land at Mill Place (15-18)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS10	Land at Mill Place	0.6	25-30	15-18	PDL	N	Y	Y	

- brownfield land occupied by a series of outbuildings and hardstanding, used for storage
- close to the northern and southern boundaries of the site there are Grade II Listed Buildings (Bridge over the Grand Union Canal to the south and North Grove Lock House to the north). A heritage assessment may be required
- adjacent to a Main River (River Gade/Grand Union Canal) which is classified as Flood Zone 3b.
- Local Wildlife Site adjacent to the east of the site.
- HCC Highways state clarification over access onto A41 would be needed as the site location may be challenging
- Requires 8m buffer from the Main River to the east
- Dwellings would need to be sufficiently set back from A41 dual-carriageway
- Outside of spatial strategy

## NSS10 Land at Mill Place (15-18)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS10	?	?	-	x	?	✓	-	?	-	?	x	-	✓	x	x	Moderate High

### Infrastructure Provision:

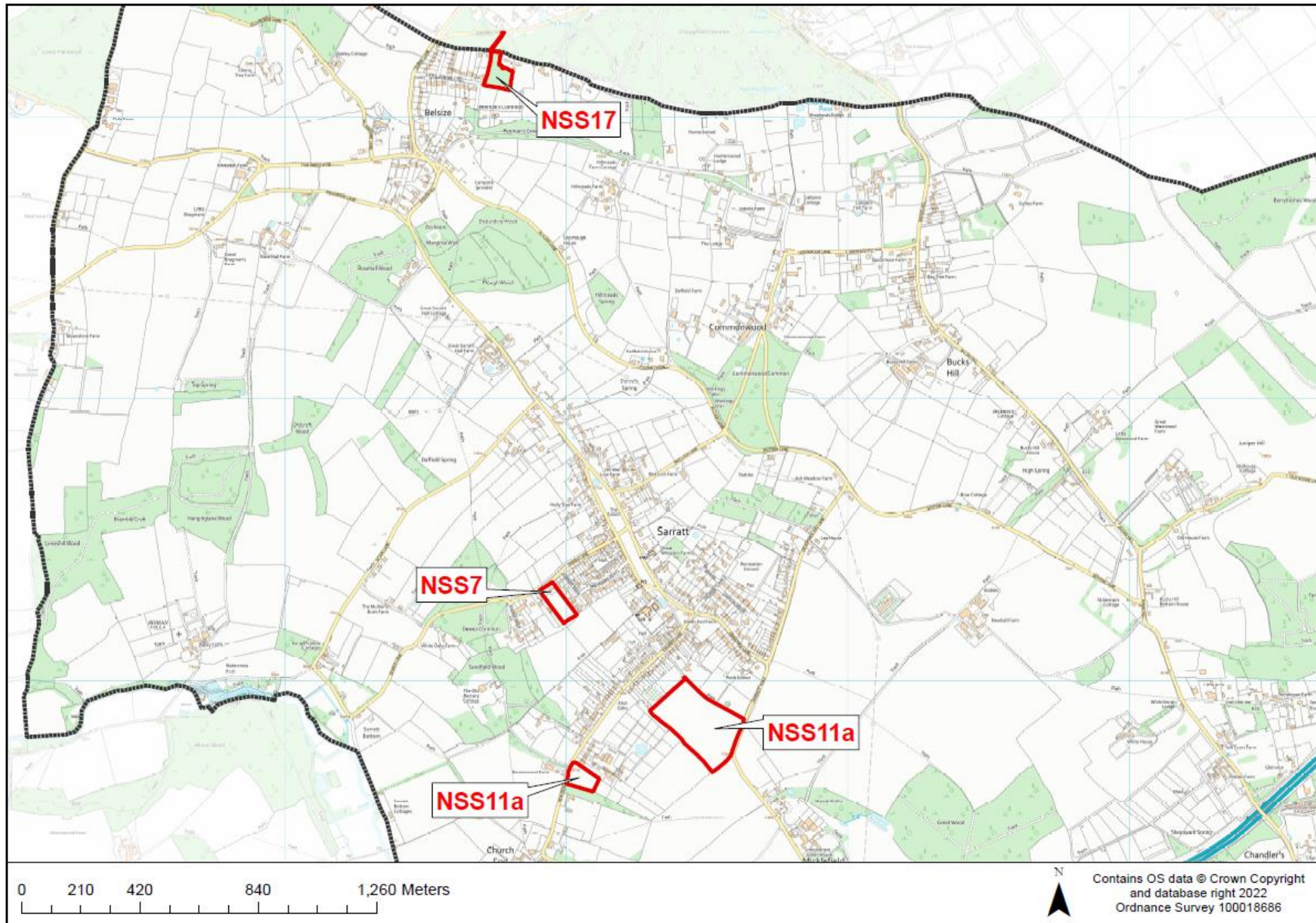
Open space within 840m (outside threshold), Primary School within 425m (upper threshold), Secondary School within 3100m outside of District (upper threshold), GP Surgery within 1625m (outside threshold), Local Shops within 495m (lower threshold)

### Nearest Station:

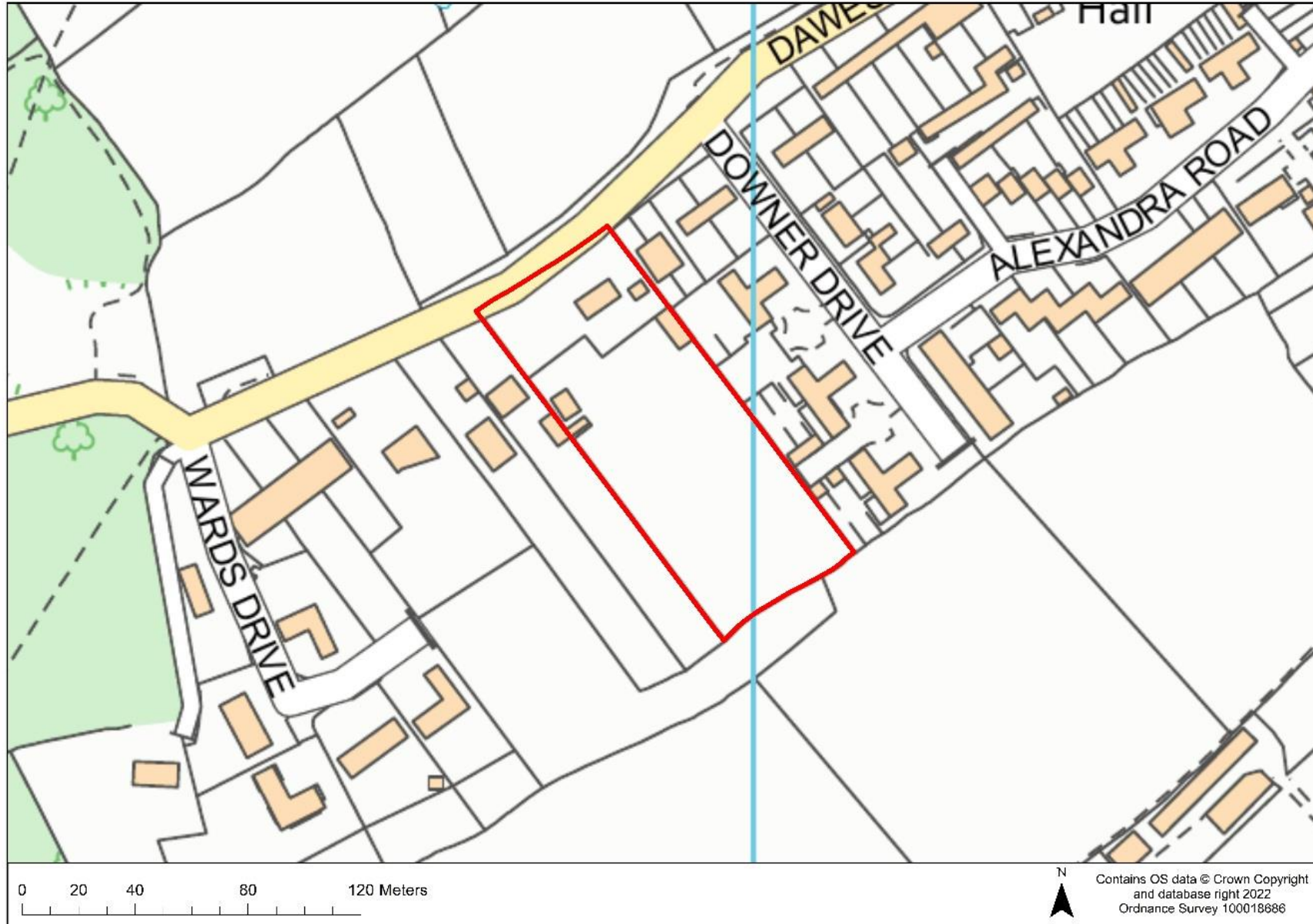
Kings Langley (within 1925m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Langleybury Church	8 minutes 0.4 miles	500	07:02 towards Aylesbury 06:30 towards Hemel Hampstead 19:52 towards Aylesbury 20:05 towards Hemel Hampstead	The bus runs from Monday to Friday with reduced service on Saturdays. No service on Sundays
Langleybury Church	8 minutes 0.4 miles	501	10:15 towards Aylesbury 09:40 towards Hemel Hampstead 18:15 towards Aylesbury 17:40 towards Hemel Hampstead	The bus runs every hour on Sundays and on Public Holidays

# Sarratt/Chipperfield



# NSS7 Fir Trees, Dawes Lane, Sarratt (12-20)



## NSS7 Fir Trees, Dawes Lane, Sarratt (12-20)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS7	Fir Trees Dawes Lane Sarratt	0.8	15-25	12-20	Greenfield	N	Y	Y	

- north of the site is comprised of previously developed land and is in use as a Gypsy and Traveller site with permanent planning permission for two pitches, and the south of the site is comprised of greenfield land
- access to site is proposed from Downer Drive or Dawes Lane. HCC Highways state access from Dawes Lane will constrain scale of development
- HCC Highways state without a suitable walking route to nearby services, allocation of this site would be unsound and unsupported.



## NSS7 Fir Trees, Dawes Lane, Sarratt (12-20)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS7	x	-	-	x	-	✓/x	-	-	?	?	x	?	✓	-	-	High

### Infrastructure Provision:

Open space within 700m (upper threshold), Primary School within 320m (lower threshold), Secondary School within 2145m (upper threshold), GP Surgery within 400m (lower threshold), Local Shops within 305m (lower threshold)

### Nearest Station:

Chorleywood (within 3480m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
The Boot PH	5 minutes 0.2 miles	352	07:57 towards Watford 10:47 towards Hemel Hempstead 17:32 towards Watford 18:44 towards Hemel Hempstead	The bus runs every 2 hours Monday-Saturday. No service on Sundays

# NSS11a Land at Sarratt - Parcel 1 east (80-108)



## NSS11a Land at Sarratt - Parcel 1 east (80-108)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS11a	Land at Sarratt (east)	5.4	15-20	80-106	Greenfield	N	tbc	Y	

- Greenfield land in agricultural use
- Sarratt (The Green) Conservation Area is located in close proximity to the north-east of the site
- Accessible from Sarratt Road. There is no footway along Sarratt Road. HCC Highways state one of the constraints is the existing highway with no pedestrian provision and without suitable walking routes to nearby services, the allocation of the site would be unsound and unsupported
- Chilterns AONB is located to the west of the site
- Outside of spatial strategy

## NSS11a Land at Sarratt - Parcel 1 east (80-108)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS11a	x	-	?	x	-	x	-	?	x	?	x	✓	✓	✓	✓	High

### Infrastructure Provision:

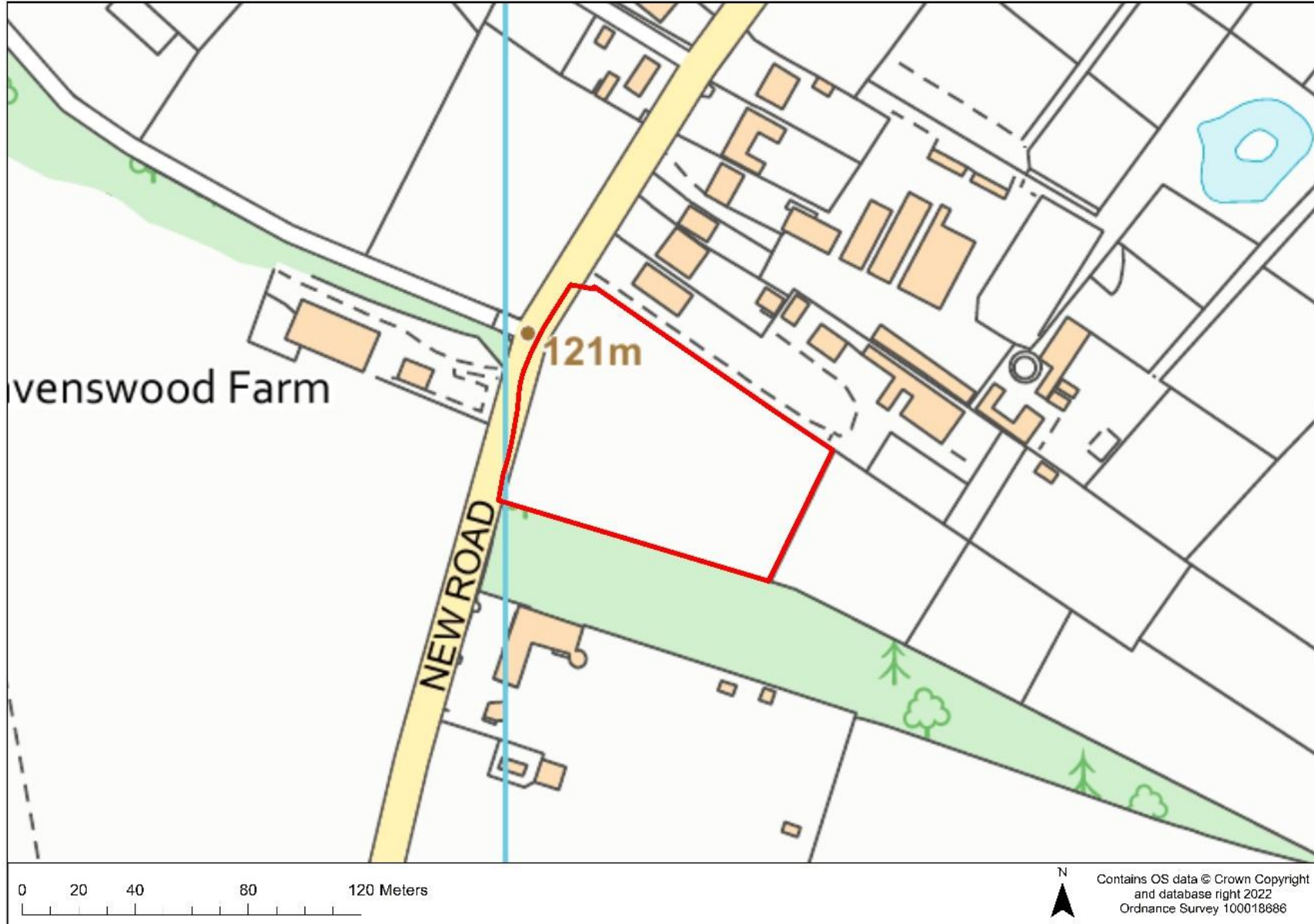
Open space, play space and local shops to be provided. Nearest Primary School within 450m (upper threshold), Secondary School within 2355m (upper threshold), GP Surgery within 315m (lower threshold)

### Nearest Station:

Chorleywood (within 3340m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Deadman's Ash Lane	4 minutes 0.2 miles	352	10:45 towards Hemel Hampstead 07:58 towards Watford 18:62 towards Hemel Hampstead 17:33 towards Watford	The bus runs every 2 hours from Monday to Saturday. No service on Sundays

# NSS11b Land at Sarratt - Parcel 2 south (11-14)



## NSS11a Land at Sarratt - Parcel 2 south (11-14)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS11b	Land at Sarratt (south)	0.7	15-20	11-14	Greenfield	N	tbc	Y	

- Greenfield land in agricultural use
- South of the site is Sarratt (Church End) Conservation Area
- Site could be accessed from New Road. HCC Highways state one of the constraints is the existing highway has no pedestrian provision and without suitable walking routes to nearby services, the allocation would be unsound and unsupported
- Western boundary is adjacent to the Chilterns AONB
- Outside of spatial strategy

## NSS11b Land at Sarratt - Parcel 2 south (11-14)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS11b	x	.	.	x	.	x	.	?	x	.	x	.	✓	.	.	High

### Infrastructure Provision:

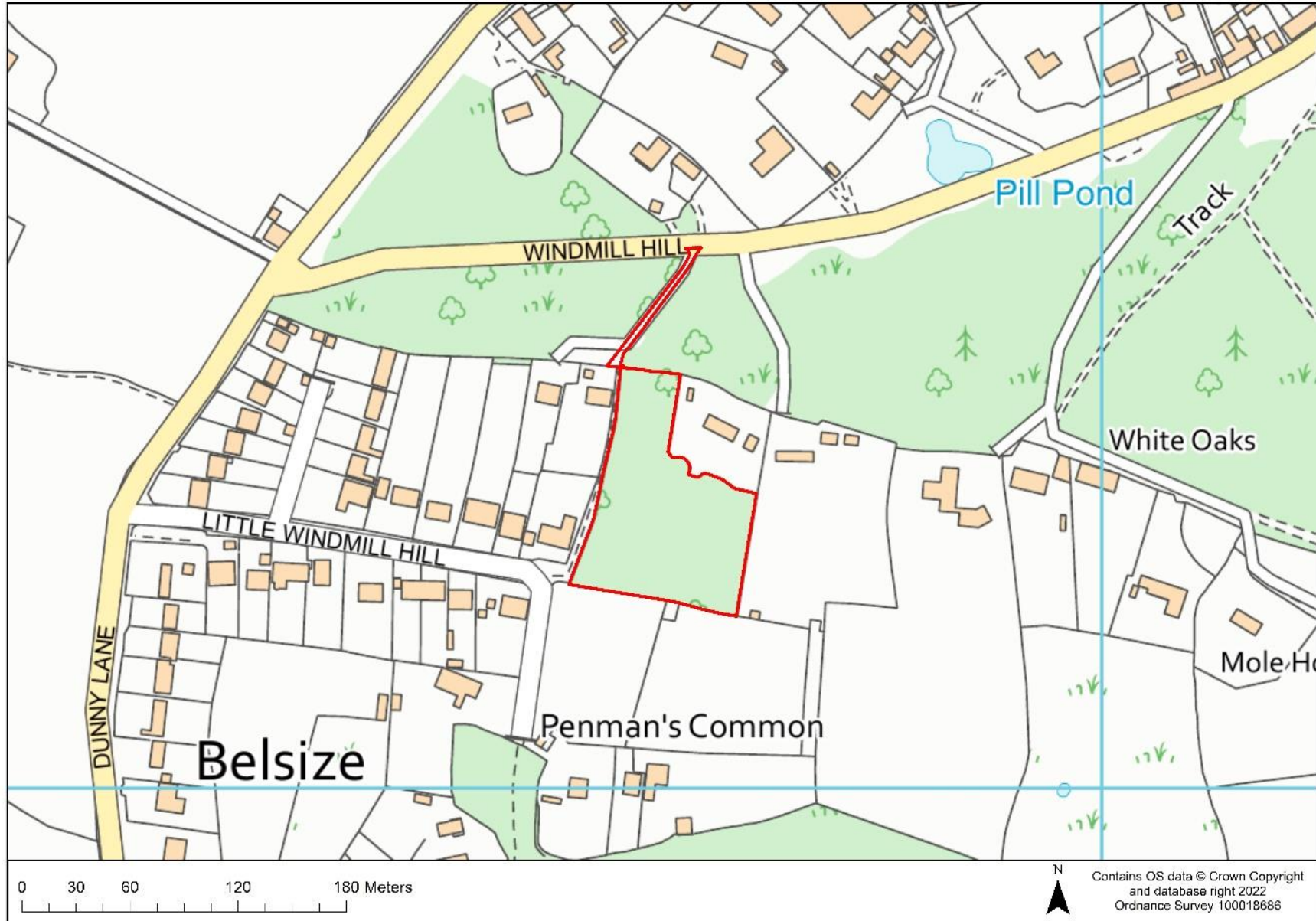
Open space within 965m (outside threshold), Primary School within 650m (upper threshold), Secondary School within 1935m (upper threshold), GP Surgery within 560m (lower threshold), Local Shops within 710m (upper threshold)

### Nearest Station:

Chorleywood (within 965m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
The Cricketers PH	9 minutes 0.5 miles	352	07:57 towards Watford 10:46 towards Hemel Hempstead 17:32 towards Watford 18:30 towards Hemel Hempstead	The bus runs every 2 hours from Monday to Saturday. No service on Sundays

# NSS17 The Puffing Field, Windmill Hill, Chipperfield (4-8)





## NSS17 The Puffing Field, Windmill Hill, Chipperfield (4-8)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS17	The Puffing Field Windmill Hill Chipperfield	0.84	5-10	4-8	Greenfield	N	Y	Y	

- currently in use for a model railway and some outbuildings, so part of the site comprises previously developed land, however the majority of the site is greenfield land with dense tree coverage
- accessed from Windmill Hill(a narrow track contained by trees), which falls outside the boundary of Three Rivers District, as it crosses into Dacorum Borough
- Little Winch, a Grade II\* Listed Building is located to the west of the site. There are also a number of Grade II Listed Buildings located to the south of the site. A detailed heritage impact assessment would be required
- Outside of spatial strategy

## NSS17 The Puffing Field, Windmill Hill, Chipperfield (4-8)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS17	x	-	?	x	-	x	-	?	?	?	x	-	✓	-	-	High

### Infrastructure Provision:

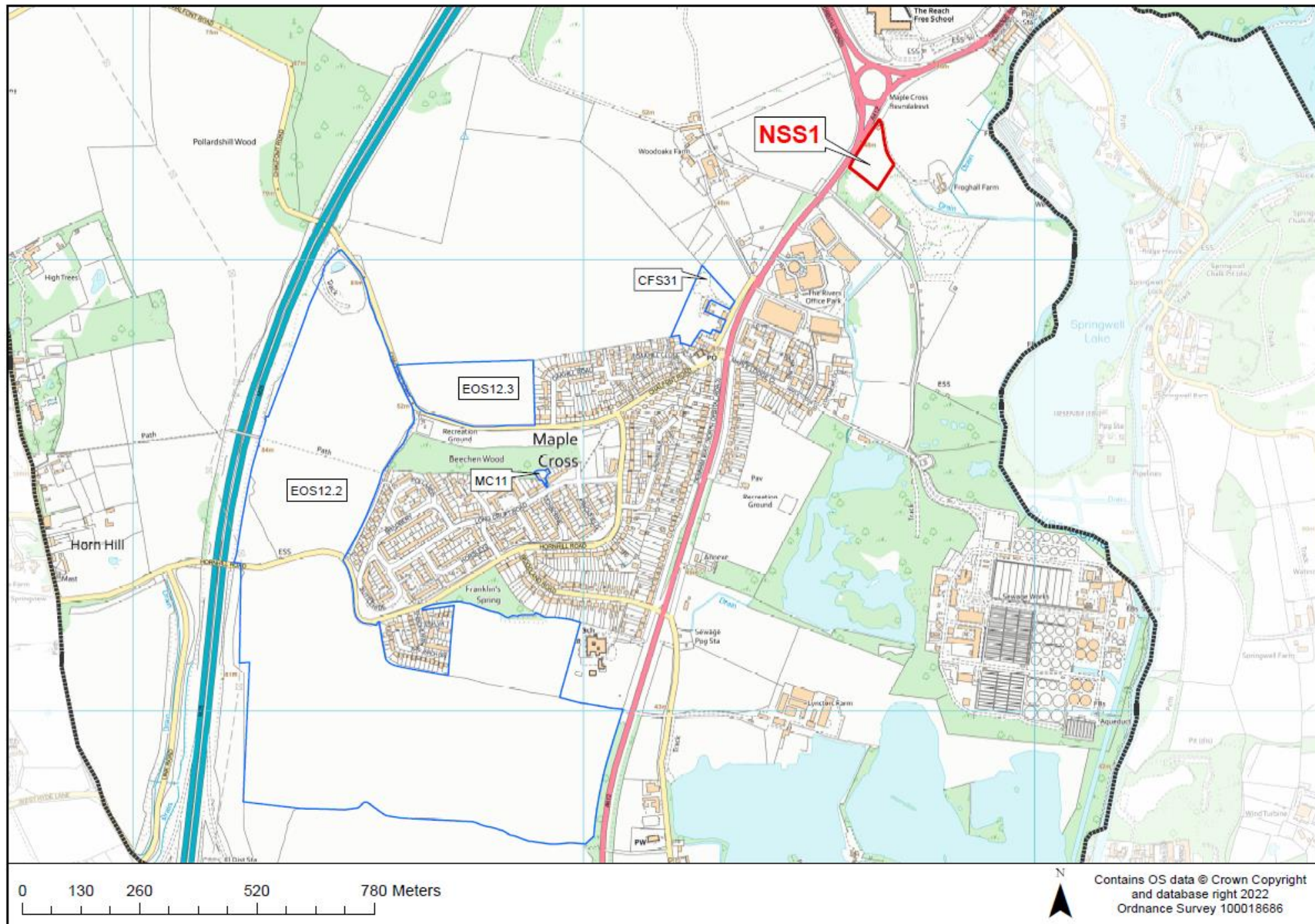
Open space within 1960m (upper threshold), Primary School within 680m outside of District (upper threshold), Secondary School within 3185m outside of District (outside threshold), GP Surgery within 2095m (outside threshold), Local Shops within 1890m (outside threshold)





### Nearest Station:

Kings Langley (4360m within outside threshold)

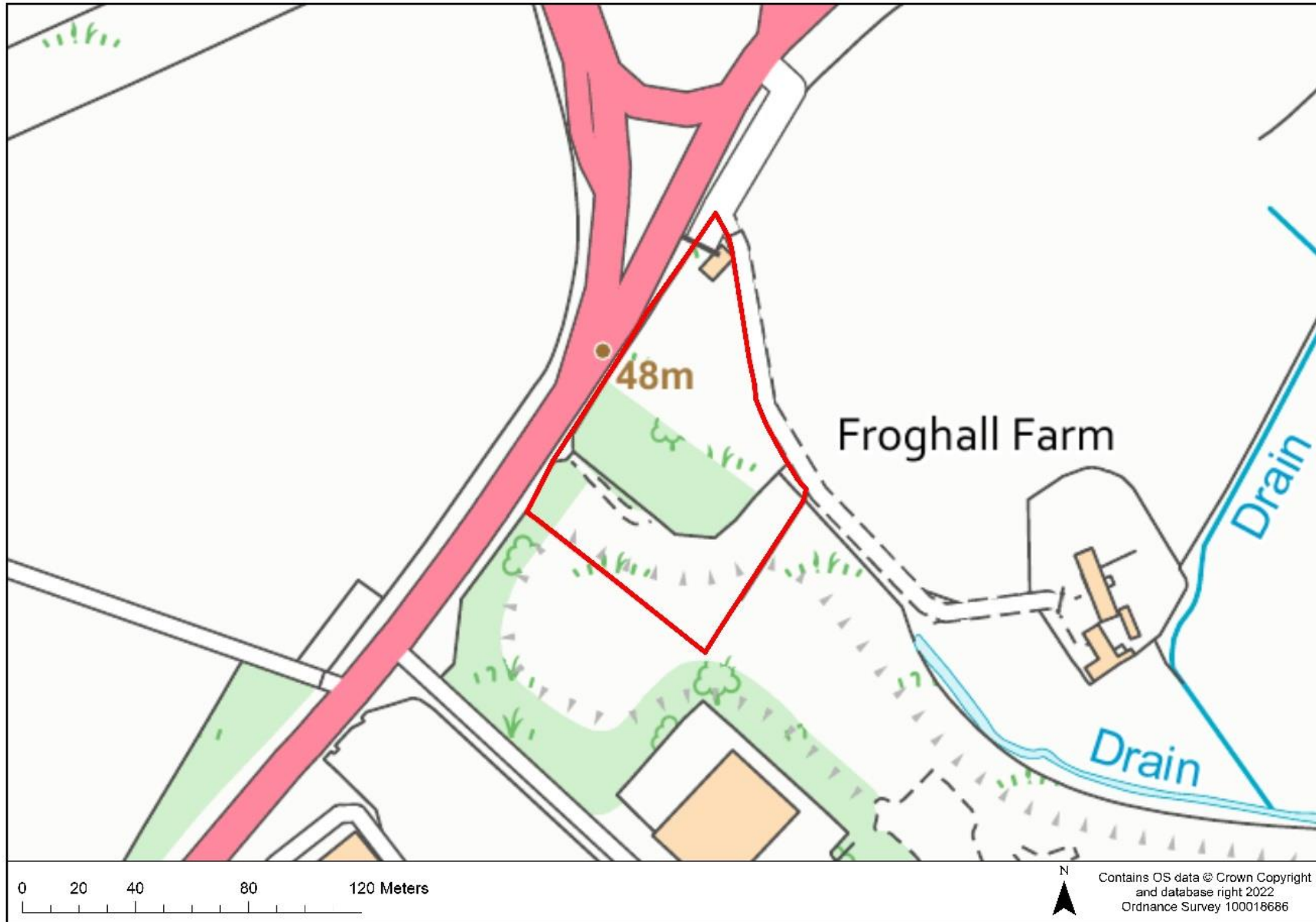
Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
The Plough PH	6 minutes 0.3 miles	352	07:54 towards Watford 10:50 towards Hemel Hempstead 17:29 towards Watford 18:7 towards Hemel Hempstead	The bus runs every 2 hours Monday-Saturday. No service on Sundays

# Maple Cross



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS1 1 Denham Way (Use Class B2 General Industrial, Use Class B8 Storage and Distribution)



## NSS1 1 Denham Way (Use Class B2 General Industrial, Use Class B8 Storage and Distribution)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS1	1 Denham Way Maple Cross	0.76	n/a	n/a	Mostly Greenfield	N	Y	Y	

- Greenfield land with an area to the northern most part of the site which is comprised of brownfield (derelict bungalow)
- South of the site, beyond a small area of greenfield land, is Maple Lodge employment area
- HCC Highways state further work would be needed to determine whether access can be achieved
- The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development
- Not considered to be in a sustainable location, and goes against the spatial strategy as the site is not adjacent to a settlement in the Council's settlement hierarchy

## NSS1 1 Denham Way (Use Class B2 General Industrial, Use Class B8 Storage and Distribution)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating	
Site Location																	
NSS1	x	?	-	✓	-	x	-	-	?	-	✓	✓	-	✓	✓	MH	M

### Infrastructure Provision:

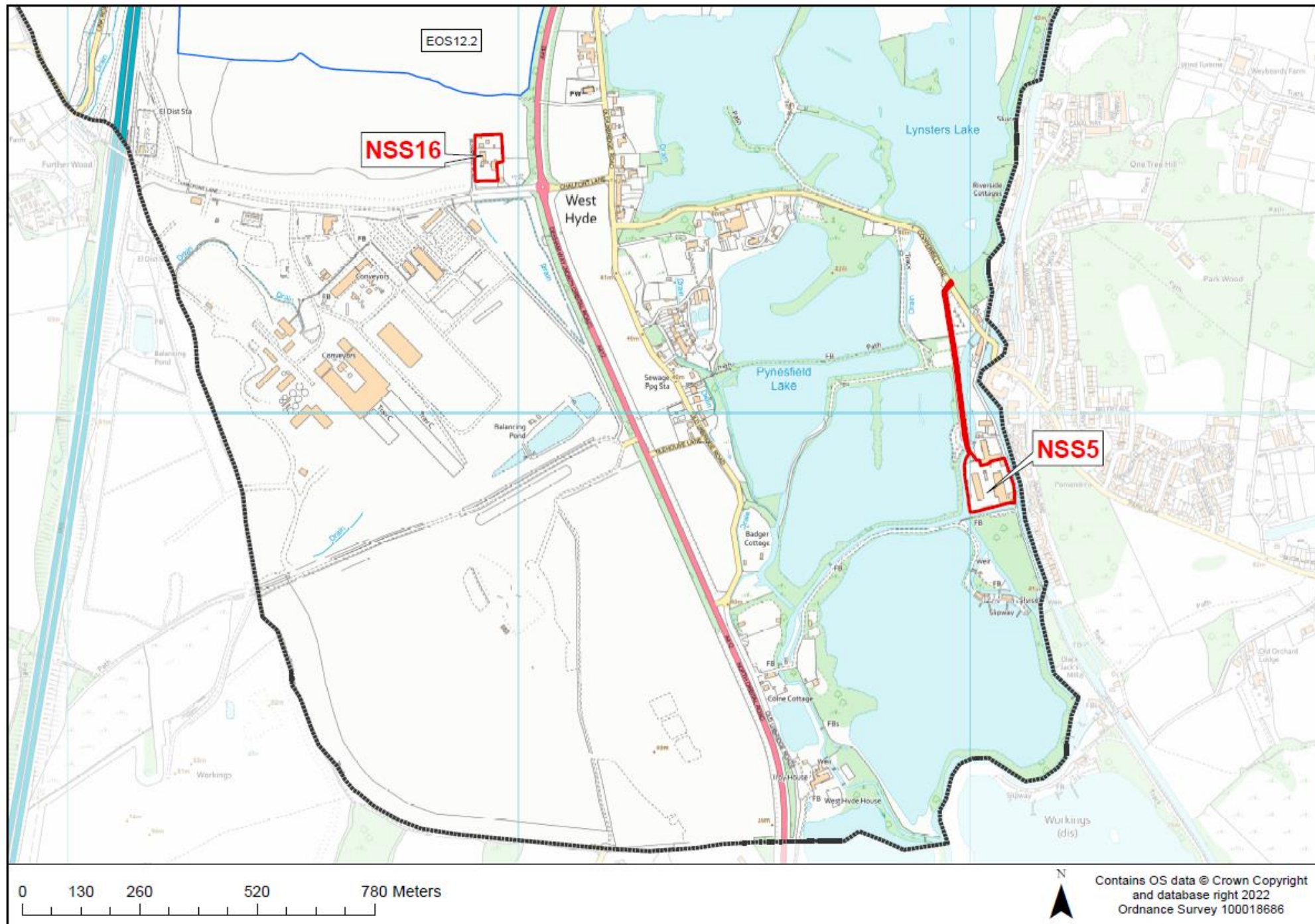
Open space within 815m (outside threshold), Primary School within 1100m (outside threshold), Secondary School within 255m (lower threshold), GP Surgery within 1835m (outside threshold), Local Shops within 570m (lower threshold)





### Nearest Station:

Rickmansworth (within 2500m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Hertford Place	3 minutes 0.1 miles	R1	14:44 towards Mount Vernon 14:29 towards Maple Cross	The bus runs once a day on Monday, Wednesday and Thursday
Hertford Place	3 minutes 0.1 miles	R2	12:11 towards Mount Vernon 12:04 toward Maple Cross	The bus runs once a day Monday to Friday. The service is limited to this bus stop.
Hertford Place	3 minutes 0.1 miles	321 Sapphire	07:41 towards Watford 05:57 towards Luton 20:00 towards Watford 19:28 towards Luton	The bus runs from Monday to Friday with slightly reduced service on Saturdays and further reduced service on Sundays.

# West Hyde



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS16 Sunnyhill Road (26-37)





## NSS16 Sunnyhill Road (26-37)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS16	Sunnyhill Road Maple Cross	0.73	35-50	26-37	PDL	N	Y	Y	

- Partly in residential use, as well as a leisure use as a spa
- The site is in GSPZ1, which is the most sensitive zone in terms of the potential risk of contamination to the groundwater source. A site in GSPZ1 can significantly constrain the density, scale and design of development
- Immediately north of a HS2 development site which may have an impact on the site and its future occupiers
- HCC Highways state the site is a fundamentally unsustainable location and would be an unsound allocation
- Outside of spatial strategy

## NSS16 Sunnyhill Road (26-37)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
NSS16	?	?	-	x	?	✓	-	-	-	?	x	✓	✓	x	x	Moderate High

### Infrastructure Provision:

Primary School within 585m (upper threshold), Secondary School within 2075m (upper threshold), GP Surgery within 3450m (outside threshold), Local Shops within 1265m (outside threshold), Open Space within 705m (upper threshold)

### Nearest Station:

Denham (within 3675m outside threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Chalfont Lane	3 minutes 0.2 miles	724	05:11 towards Heathrow Airport 06:40 towards Harlow 21:49 towards Heathrow Airport 23:05 towards Harlow	The bus runs from Monday to Saturday with reduced service on Sundays

# NSS5 Clancy Group, Harefield (26-36)



## NSS5 Clancy Group, Harefield (26-36)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS5	Clancy Group Harefield	1.3	20-30	26-36	PDL	N	Y	Y	

- Brownfield land in use as offices, workshops, ancillary buildings and parking
- Existing vehicular access to the north of the site is narrow and approximately 350m in length and would require significant improvements and/or widening, which are not considered to be achievable given the road's designation as a Local Wildlife Site and adjacency to Flood Zone 3b
- Western boundary is adjacent to Flood Zone 3b from which an 8m buffer would be required to any residential development
- The western portion of the site is in Flood Zone 2 and the eastern portion of the site is in Flood Zone 1
- Development of the site would result in the loss of storage and distribution/warehousing floorspace
- Outside spatial strategy

## NSS5 Clancy Group, Harefield (26-36)

SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS5	x	?	?	x	-	✓	-	?	?	✓	x	✓	✓	x	x	High

### Infrastructure Provision:

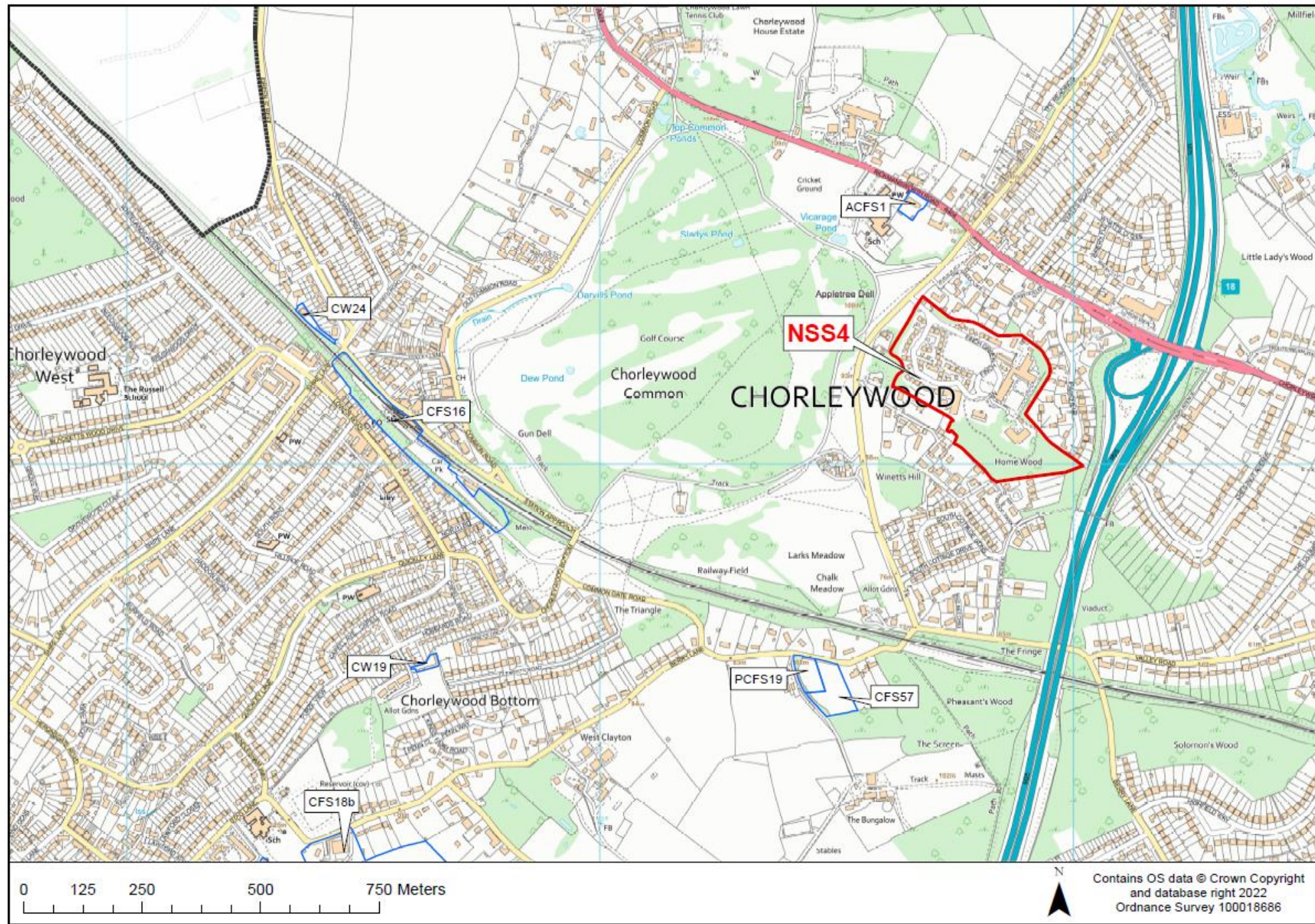
Open space and play space required. Nearest Primary School within 1125m outside of District (outside threshold), Secondary School within 1805m outside of District (outside threshold), GP Surgery within 3450m (outside threshold), Local Shops within 1180m outside of District (upper threshold)





### Nearest Station:

Rickmansworth (within 4115m outside threshold)

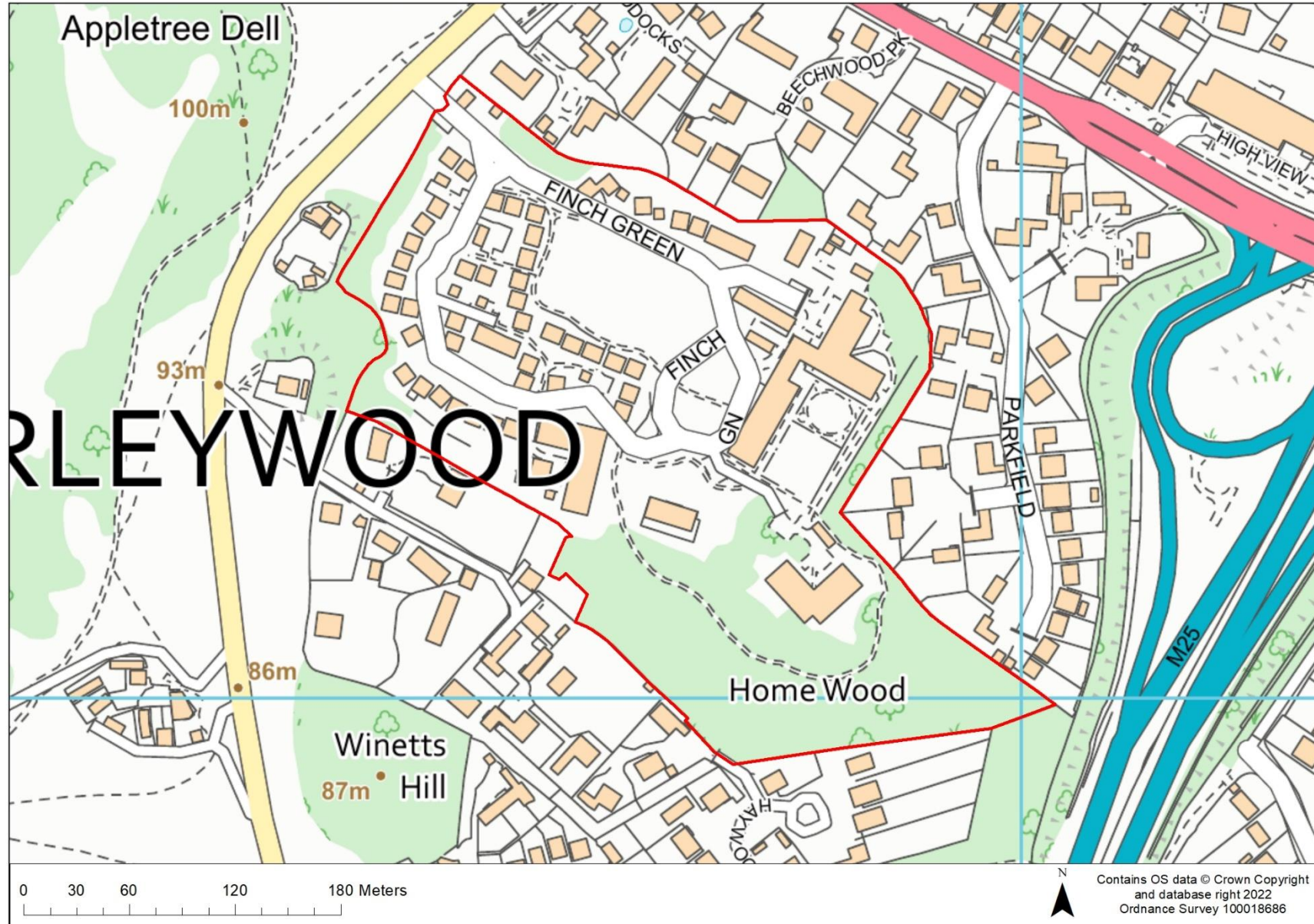
Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Harefield West Belfry Avenue	11 minutes 0.5 miles	U9	05:58 towards Harefield 21:09 towards Harefield	The bus runs every 20 minutes from Monday to Friday with reduced services on Saturday and Sundays

# Chorleywood



-  New Sites Submitted (Not Recommended)
-  New Sites Submitted (Recommended)
-  Reconsidered Sites (Recommended)
-  Regulation 18 Consultation Sites

# NSS4 Cedars Village, Chorleywood (Intensification of retirement homes)



## NSS4 Cedars Village, Chorleywood (Intensification of retirement homes)

Site Ref.	Name/Address	Site Area (ha)	DPH	Capacity	Greenfield/PDL	Suitable	Available	Achievable	Accept/Reject
NSS4	Cedars Village Chorleywood	8	n/a	n/a	Existing retirement village	N	Y	Y	

- Intensification of retirement and care housing (Use Class C2)
- Majority of the site is comprised of retirement and care housing
- Vehicular access from Dog Kennel Lane, to the west of the site.
- HCC Highways state Dog Kennel Lane may constrain the scale of development due to widths and existing traffic levels, and lack of pedestrian provision
- Grade II listed building located within the site to the north east, called The Cedars. The site is also located in the Chorleywood Conservation Area. Any future proposals would need a detailed heritage impact assessment
- Protected trees throughout the site
- HCC Ecology state any development should have an undeveloped buffer to the western edge due to proximity to the Local Nature Reserve. A buffer would also be required to the northern edge due to proximity to the Local Wildlife Site



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SA Objective	SA1 Biodiversity	SA2 Water	SA3 Flood Risk	SA4 Climate Change	SA5 Air Quality	SA6 Soils	SA7 Resources	SA8 Historic Environment	SA9 Landscape	SA10 Heath	SA11 Sustainable Locations	SA12 Communities	SA13 Housing	SA14 Economy	SA15 Employment	Green Belt Harm Rating
Site Location																
NSS4	x	-	-	✓	?	✓	-	?	x	✓ ?	✓	-	✓	-	-	N/A

### Infrastructure Provision:

Open space within 590m (upper threshold), Primary School within 420m (upper threshold), Secondary School within 1355m (lower threshold), GP Surgery within 1270m (upper threshold), Local Shops within 1300m (upper threshold)

### Nearest Station:

Chorleywood (within 1815m upper threshold)

Nearest Bus Stop	Walking time (minutes) and distance (miles) to Bus Stop	Bus Journey (bus number)	Earliest Pick Up & Latest Drop Off Time	Frequency
Cedar's Village	2 minutes 0.1 miles	103 Chiltern Hundreds	09:58 towards Watford 13:52 towards High Wycombe	The bus runs once every day from Monday to Friday