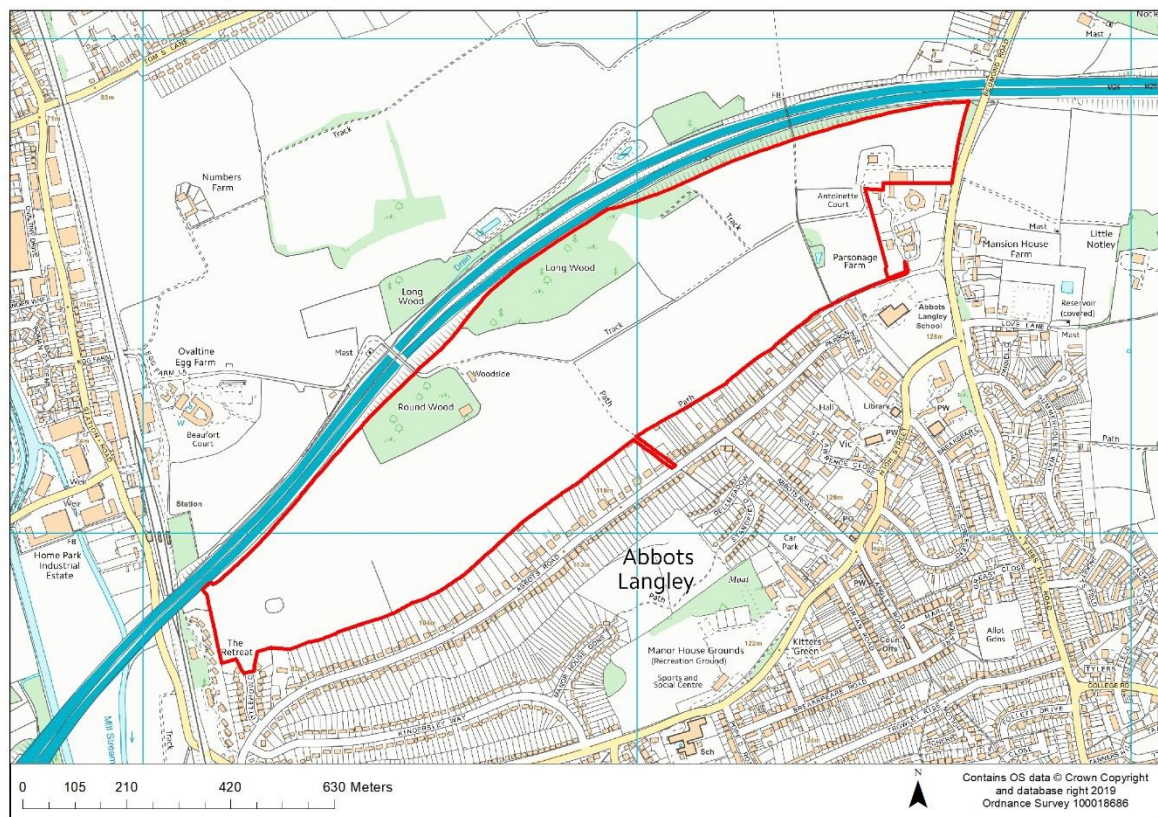


Site Ref	Address	Settlement	Site Area (ha)
CFS26a	The Kings Langley Estate, Abbots Langley	Abbots Langley	58.5



### Site Description

The site consists of 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. A small area at the north of the site is on historic landfill and is therefore comprised of previously developed land. To the north of the site is an area of woodland. Adjacent to the north of the site is the M25 whilst residential properties run along the southern boundary of the site.

**Use(s) Proposed** Residential

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

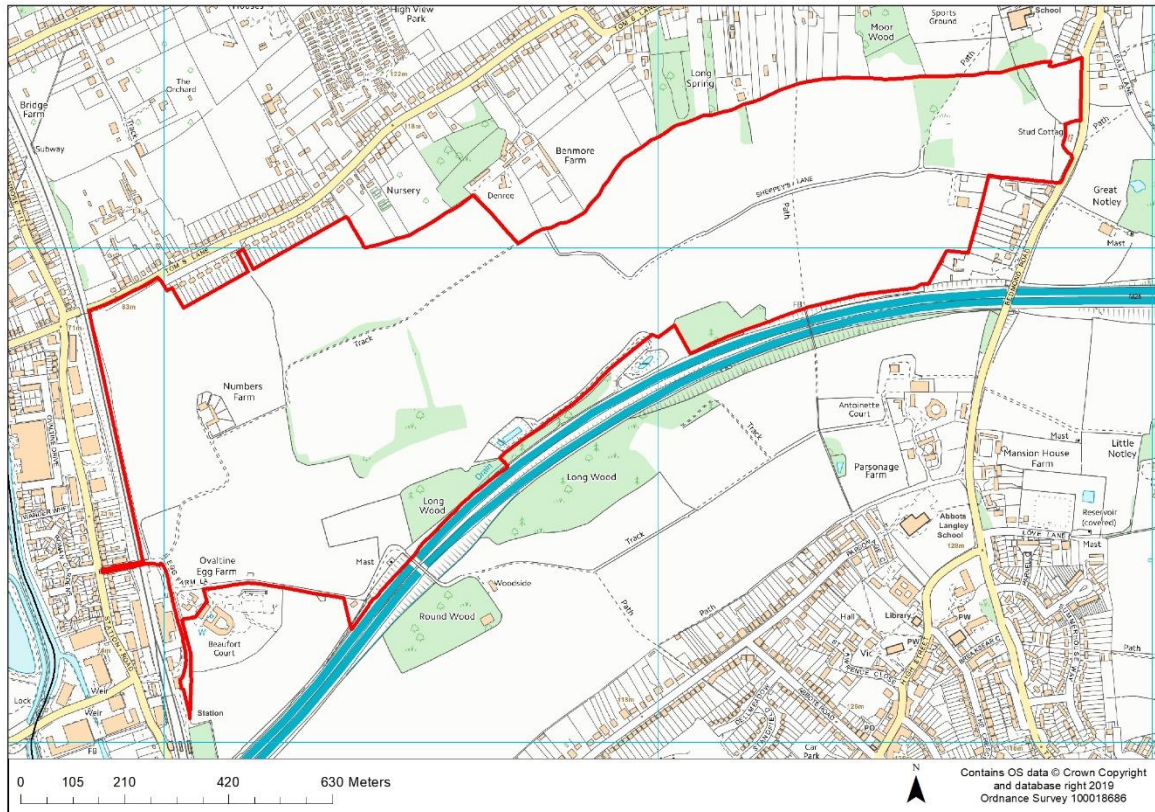
- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** Abbots Langley Conservation Area is located to the south east of the site. To the east of the site, there is a Grade II\* Listed Building. The Heritage Impact Assessment states that the site's development would have a minor adverse impact on the historic environment. It is considered that development of the site would change of the surviving historic agrarian setting of the Listed Building and a mitigation strategy to help maintain an element of a rural setting at the eastern end of the site should be considered in any future design proposals. A heritage impact assessment would also be required in order to mitigate against any harmful impacts to the Conservation Area.
- **Archaeology:** HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.

<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Overall, the site is at low risk of surface water flooding, although there is a surface water flow path which forms in a 1 in 100 year rainfall event.</li> <li>• <b>Groundwater Flood Risk:</b> 14% of the site area is at moderate-high risk of groundwater flooding. In this area, to the south-west of the site, there is risk of groundwater flooding to surface and subsurface assets, with possibility of groundwater emerging at surface locally.</li> <li>• <b>Contamination:</b> A waste application was permitted in 1956 (W/0322/56) in a small part of the site and records show that the site coincides with the Historic Landfill site (Ovaltine Farm, Abbots Langley, Ref: EAHLD12313). It is advised to refer to the Environment Agency for advice in regards to any potential considerations.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Access:</b> Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees at various locations across the site (TPO317, TPO089, TPO196). The area of woodland adjacent to the central northern boundary is covered by a TPO and trees to the east and west of the site are also protected.</li> <li>• <b>Local Wildlife Site:</b> There is a Local Wildlife Site (Long Wood) located in the central northern section of the site.</li> <li>• <b>Ancient Woodland:</b> There is an Ancient Woodland adjacent to the central northern boundary of the site. This covers the same area as the Local Wildlife Site.</li> <li>• <b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• Public right of ways run through the site.</li> <li>• The site is strategic in scale and would provide the supporting infrastructure, including a new local centre and primary school.</li> <li>• The proposals are based on a net development parcel area of approximately 30.5 ha, equating to an average maximum net density of approximately 37 dwellings per hectare (on the development parcel area).</li> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>	
<p><b>Availability (ownership/legal issues)</b></p>	
<p>The site is in single ownership and the site is being promoted by the landowner.</p>	
<p><b>Achievability</b></p>	
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>	

<b>Potential Density</b>							
Landowner Proposed DPH	19 (overall site area)	Landowner Proposed Dwelling Range			380-520		
Proposed DPH	37 (developable area)						
Indicative DPH	6.5 (overall site area)	Indicative Dwelling Range			380		
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<p>The site is deemed suitable for residential development. The site is strategic in scale and its development would support a high level of infrastructure provision. Any proposals should take account of the presence of the Local Wildlife Site, Ancient Woodland, protected trees and public rights of way within the site. 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 where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. Noise and air quality issues arising from proximity to the M25 should also be taken account of. The site is both available and achievable. The site is deemed to be developable.</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
CFS26b	The Kings Langley Estate, Abbots Langley	Abbots Langley	95.6



### Site Description

The site consists of 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. An area to the south-east is on historic landfill and is therefore comprised of previously developed land. The site's western boundary is formed by a railway line whilst the southern boundary is formed by the M25. Further to the west, and adjacent to the north of the site, is residential development. Agricultural land is located to the south and east.

**Use(s) Proposed** Residential

### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

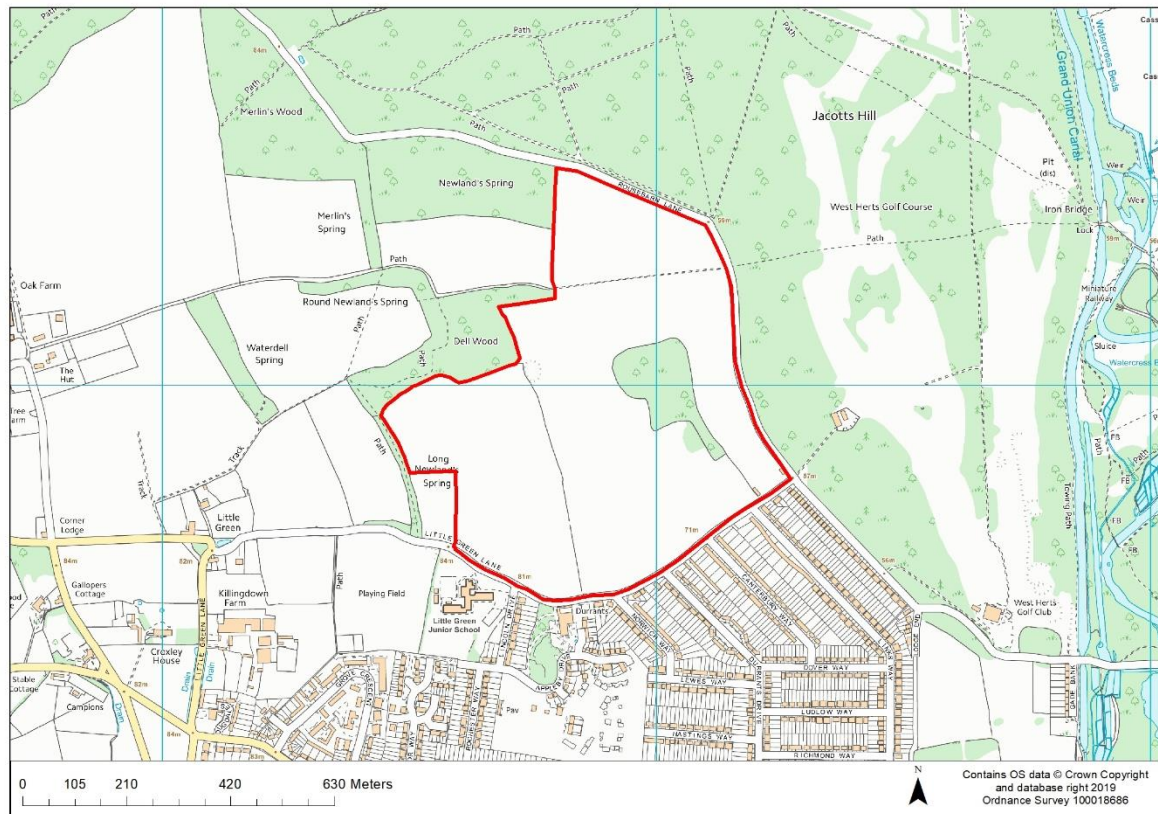
- **Green Belt:** The site is located in the Green Belt. The site falls into three parcels which were assessed in the Stage 2 Green Belt Review. Harm to the Green Belt of releasing the parcel (in which the western portion of the site is located – KL3) was assessed as high. Harm to the Green Belt of releasing the parcels (in which the eastern portion of the site is located – BM7 and BM8) was assessed as moderate-high. Harm to the Green Belt of releasing the parcel (in which the central portion of the site is located – AL10) was assessed as very high.
- **Historic Environment:** There are no Listed Buildings in the site boundary. The Heritage Impact Assessment states that the site's development would have a neutral adverse impact on the historic environment. There are also several Locally Listed Buildings to the west and south-west of the site, associated with Numbers Farm and Ovaline Egg Farm. Any future proposals should take this into account.
- **Archaeology:** There is a Site of Known Archaeological Interest adjacent to the central southern boundary of the site. HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any



	development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.		
<b>Physical Constraints:</b> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> Most of the site has no identified risk of surface water flooding, although there is a surface water flow path to the west of the site, ranging from high-low risk. There is also a flow path and area of ponding to the south-west, ranging from high-low risk. An area to the north-east of the site ranges from high-low risk of surface water flooding.</li> <li>• <b>Groundwater Flood Risk:</b> The western half of the site has groundwater levels between 0.5m and 5m below the ground surface.</li> <li>• <b>Contamination:</b> Waste applications have been submitted on part of this site. Records show that the site coincides with historic landfill (Ovaltine Farm, Abbots Langley, Ref: EAHLD12301 and Land at Sheppey Farm, Ref: EAHD13098). It is advised to refer to the Environment Agency for advice in regards to any potential considerations.</li> <li>• <b>Noise:</b> Noise issues caused by the site's proximity to the M25 and the railway line may have an impact on the site and its future occupiers.</li> <li>• <b>Air Quality:</b> Air quality issues caused by the site's proximity to the M25 may have an impact on the site and its future occupiers.</li> <li>• <b>Access:</b> Primary vehicular access is proposed from Bedmond Road, via a new roundabout junction.</li> </ul>		
<b>Potential Environmental Impacts:</b> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium-high sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees at various locations across the site (TPO317).</li> <li>• <b>Local Wildlife Site:</b> There are two Local Wildlife Sites within the site boundary. The Numbers Farm Area LWS is located in the western section of the site and Long Wood LWS is adjacent to the southern boundary.</li> <li>• <b>Ancient Woodland:</b> There is an Ancient Woodland adjacent to the central southern boundary of the site. This covers the same area as Long Wood Local Wildlife Site.</li> </ul>		
<b>Further Constraints/Considerations:</b>			
<ul style="list-style-type: none"> <li>• Public right of ways run through the site.</li> <li>• The site is strategic in scale and could provide supporting infrastructure, including a new local centre, a primary school, secondary school, station enhancements to Kings Langley station and a bus/train interchange service.</li> <li>• The proposals are based on a net development parcel area of approximately 37.8 ha, equating to an average maximum net density of around 36 dwellings per hectare (on the development parcel area).</li> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site and that enabling permeability to the existing settlement would be a key consideration.</li> <li>• <i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Secondary Centre of Kings Langley.</li> </ul>			
<b>Availability (ownership/legal issues)</b>			
The site is in single ownership and the site is being promoted by the landowner.			
<b>Achievability</b>			
The promoters of the site have not specified any issues regarding the viability in developing the site.			
<b>Potential Density</b>			
Landowner Proposed DPH	14.4 36 DPH on developable area	Landowner Proposed Dwelling Range	1410 - 1500
Indicative DPH	14	Indicative Dwelling Range	1410

Phasing							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
Conclusion							
<p>The site is located in the Green Belt. Harm to the Green Belt of releasing the wider parcels (in which the site is located) is assessed as ranging from moderate-high to very high. Whilst the site is partially comprised of brownfield land and is of a strategic scale that could support a high level of infrastructure provision, it is not considered that this would outweigh the very high level of harm to the Green Belt in releasing the site. The need for housing does not outweigh very high harm to the Green Belt through the release of land. Therefore the site is not considered to be suitable for residential development.</p> <p>The part of the site to the west which is assessed as leading to high harm to the Green Belt (if released) is assessed separately. <i>Please refer to the Site Assessment for Site CFS26c.</i></p> <p>The part of the site to the east which is assessed as leading to moderate-high harm to the Green Belt (if released) is also assessed separately. <i>Please refer to the Site Assessment for Site CFS26d.</i></p>							
Suitable	No	Available	Yes	Achievable	Yes		

Site Ref	Address	Settlement	Site Area (ha)
CFS21	Land at Rousebarn Lane, Little Green Lane	Croxley Green	40.6



### Site Description

The site is comprised of greenfield land, consisting of two large arable fields which are currently in agricultural use. There is an area of woodland to the east of the site and much of the site is well contained by existing tree stands and woodland. The site is located on the northern edge of Croxley Green. To the north and east of the site is Whippendell Woods and to the east is West Herts Golf Course. Beyond Little Green Lane to the south is Little Green Junior School and residential development associated with the settlement of Croxley Green. Agricultural land is located to the west of the site.

The eastern boundary of the site is adjacent to the Borough of Watford.

<b>Use(s) Proposed</b>	Residential and associated infrastructure (Country Park, community centre, sports facilities, children's/youth play, sports areas, primary education, local centre, GP).
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### Planning History

There is no relevant planning history on the site.

### Suitability

#### Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

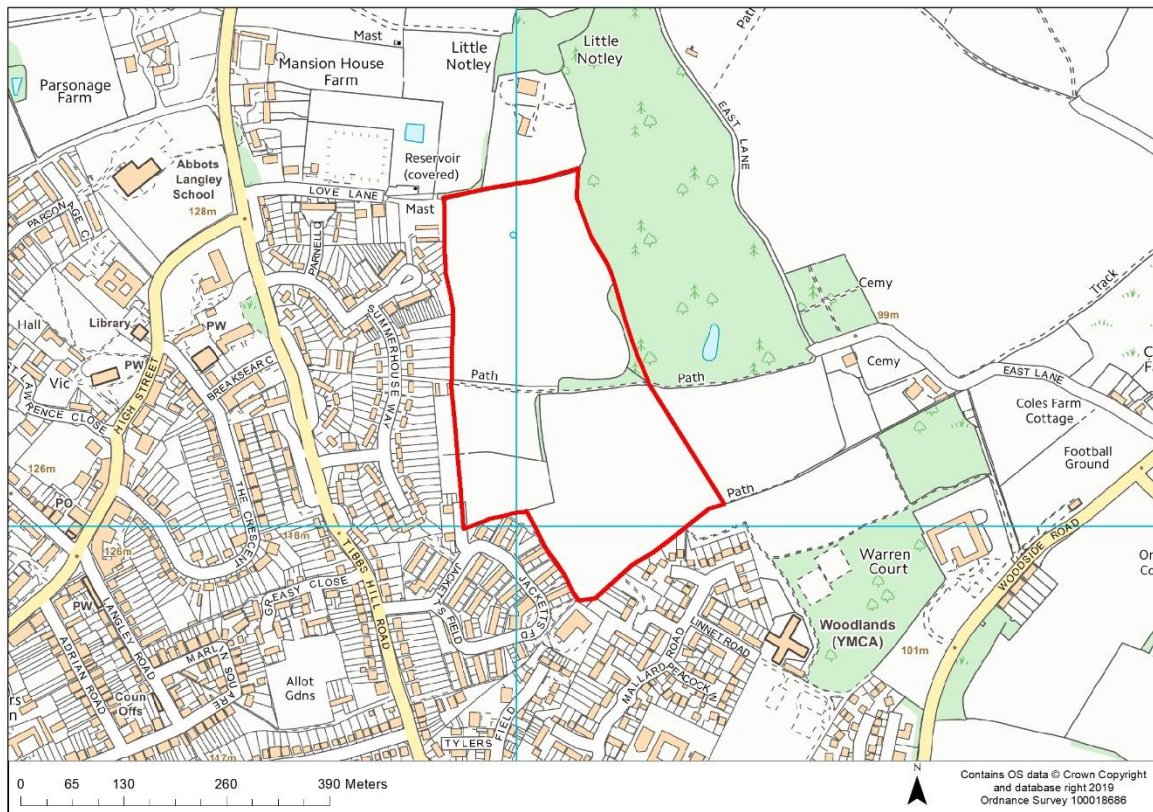
- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** No heritage assets lie within the site. Croxley Green Conservation Area lies to the south-west of the site and Cassiobury Park Registered Park and Garden is adjacent to the northern boundary of the site. The Heritage Impact Assessment states that the site's development would have a moderate adverse impact on the historic environment. Any proposals would need to give careful consideration to masterplanning in order to protect the setting of the Registered Park and Garden and Conservation Area, with landscaping and planting on the western and eastern side of the site. Durrants House is a Grade II Listed Building lying to the south of Little Green Lane, opposite the site. Any planning application for

	<p>the site would require a detailed heritage statement defining the impact on the Listed Building and its setting.</p> <ul style="list-style-type: none"> <li>• <b>Archaeology:</b> HCC Historic Environment advise that the site includes/has potential to include heritage assets of archaeological interest; any development proposals on the site should be accompanied by a pre-application or pre-determination archaeological assessment.</li> </ul>
<p><b>Physical Constraints:</b></p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Flood Zone</li> <li>• Surface Water Flooding</li> <li>• Groundwater Flooding</li> <li>• Groundwater Source Protection Zone (GSPZ)</li> <li>• Contamination</li> <li>• Noise</li> <li>• Air Quality</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Flood Zone:</b> The site is in Flood Zone 1.</li> <li>• <b>Surface Water Flood Risk:</b> The majority of the site not at risk of surface water flooding, although there is a flowpath at low-medium risk along the eastern boundary and a small flowpath of high risk in the south east corner.</li> <li>• <b>Access:</b> Little Green Lane is a single-track lane with a footway and wide verge on the southern side of the lane. The intention is to de-prioritise Little Green Lane as a traffic route; making it a more pedestrian and cycle friendly route. It is proposed that Links Way and Durrants Drive will form priority routes direct into the site with Little Green Lane giving way and Links Way and the eastern most access forming a staggered priority junction with Little Green Lane. A limited section of widening between the eastern most site access and Links Way is proposed to support bus access to the Site. There is no intention to utilise Rousebarn Lane for vehicular access towards the proposed development.</li> </ul>
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>• Landscape Character</li> <li>• Air Quality (AQMA)</li> <li>• Local Wildlife Site</li> <li>• Local Nature Reserve</li> <li>• SSSI</li> <li>• Ancient Woodland</li> <li>• Tree Preservation Order</li> <li>• Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape Sensitivity Assessment classifies the site as having a medium sensitivity to built development.</li> <li>• <b>TPO:</b> There are protected trees adjacent to the north-eastern boundary of the site (TPO182).</li> <li>• <b>Local Wildlife Site:</b> The eastern field contains a Local Wildlife Site (Wood East of Dell Wood). Open space/parkland is proposed to surround this area.</li> <li>• <b>Ancient Woodland:</b> The eastern field contains an Ancient Woodland. This covers the same area as the Local Wildlife Site. Open space/parkland is proposed to surround this area. A 15m buffer zone to the ancient woodland is proposed.</li> <li>• <b>SSSI:</b> To the north and east of the site is Whippendell Woods (south), which is an SSSI.</li> <li>• <b>Wastewater:</b> Thames Water have advised that the scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development.</li> </ul>
<p><b>Further Constraints/Considerations:</b></p>	
<ul style="list-style-type: none"> <li>• A public right of way runs through the north of the site.</li> <li>• The site is strategic in scale and it is intended to provide the supporting infrastructure, including a mixed use local centre, a primary school, a GP surgery, public open space (proposed as a country park), a community/sports facility and children's play space and new walking and cycling routes.</li> <li>• The proposals are based on a net residential developable area of 16.2ha. Non-residential land use is proposed to measure 24.43ha. Proposed residential densities range from low to high based on site circumstances.</li> <li>• HCC Highways state that enabling the location to be sustainable is considered likely to be achievable, but poor design could result in a car dependent site</li> <li>• Settlement Hierarchy (Core Strategy, 2011): The site is located at the edge of the Key Centre of Croxley Green.</li> </ul>	



<b>Availability (ownership/legal issues)</b>							
The site is in single ownership and the site is being promoted by the landowner.							
<b>Achievability</b>							
The promoters of the site have not specified any issues regarding the viability in developing the site.							
<b>Potential Density</b>							
Landowner Proposed DPH	Density range (30, 40 and 60 dph in 60:31:9 split); 48dph average (on 16.2ha residential area) 19.2 (on 40.63ha overall site area)	Landowner Proposed Dwelling Range	500-800				
Indicative DPH	12.3 (overall site area) 30.8 (on 16.2ha residential area)	Indicative Dwelling Range	500				
<b>Phasing</b>							
0-5 years		6-10 years	x	11-15 years	x	16+ years	
<b>Conclusion</b>							
<p>The site is deemed suitable for residential development. 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 where necessary. Consideration to heritage assets and potential environmental impacts will also need to be made as part of any future proposals. The site is both available and achievable. The site is deemed to be developable.</p> <p>Developers have indicated 500 dwellings on site to be the optimum site capacity for the development to be viable considering the infrastructural provision associated with the development. Optional proposal for 800 dwellings has also been proposed, which is claimed to bring more infrastructural benefits. Lowering dwelling numbers further will not make the development unviable however, that will likely lead to a reduction in the additional benefits such as not releasing land for a country park. Illustrative masterplan has been submitted.</p> <p>Non-residential Land use proposed overall comprising 24.43ha:  Mixed Use Local centre  Primary School  Medical Centre  Infrastructure  Public Open Space  Existing Woodland</p>							
<b>Suitable</b>	Yes	<b>Available</b>	Yes	<b>Achievable</b>	Yes		

Site Ref	Address	Settlement	Site Area (ha)
CFS8d	Notley Farm, Bedmond Road	Abbots Langley	11.4



#### Site Description

The site is located to the immediate east of the Abbots Langley settlement. The site is comprised of greenfield land which is in agricultural use, consisting of three fields separated by tree-lined boundaries. The south-eastern field extends into a larger agricultural field. The site is mainly surrounded by agricultural land to the north and east, with residential development to the west and south and Love Lane play area adjacent to the north-west of the site.

#### Use(s) Proposed

Residential

#### Planning History

There is no relevant planning history on the site.

#### Suitability

##### Policy Constraints:

- Green Belt
- Heritage Assets Listed Buildings
- Conservation Area
- Historic Park and Garden
- AONB

- **Green Belt:** The site is located in the Green Belt. The Stage 2 Green Belt Review assessed harm to the Green Belt of releasing the wider parcel (in which the site is located) as moderate-high.
- **Historic Environment:** Abbots Langley Conservation Area and two Listed Buildings lie to the west of the site. Residential development lies between them. The Heritage Impact Assessment states it is unlikely that the Conservation Area or Listed Buildings will be impacted by the development of the site and considers that the site's development would have a neutral impact on the historic environment.

##### Physical Constraints:

- Access
- Flood Zone
- Surface Water Flooding
- Groundwater Flooding
- Groundwater Source Protection Zone (GSPZ)
- Contamination
- Noise

- **Flood Zone:** The site is in Flood Zone 1.
- **Surface Water Flood Risk:** There are two large surface water flow paths crossing the site, running along the southern boundary and through the centre of the site from the south-eastern corner.
- **Access:** A singular access to the site is proposed from Shepherd Close, which leads off from the cul-de-sac on Jacketts Field. Shepherd Close is a private road providing access to six existing dwellings and allotment. Suitable access to the site(s) from Shepherd Close is considered to be unachievable. An

<ul style="list-style-type: none"> <li>Air Quality</li> </ul>	<p>alternative access to Site CFS8c considered was from Love Lane, however this would only provide a through-route to the site through a residential garden and along the northern boundary of Love Lane play area. This is outside the boundary of Site CFS8b and is not considered appropriate. A development of this size would also require two vehicular access points, which is considered to be unachievable.</p>		
<p><b>Potential Environmental Impacts:</b></p> <ul style="list-style-type: none"> <li>Landscape Character</li> <li>Air Quality (AQMA)</li> <li>Local Wildlife Site</li> <li>Local Nature Reserve</li> <li>SSSI</li> <li>Ancient Woodland</li> <li>Tree Preservation Order</li> <li>Ancient/Veteran Tree</li> </ul>	<ul style="list-style-type: none"> <li><b>TPO:</b> There is a TPO along the western boundary of the site.</li> <li><b>Veteran and Ancient Trees:</b> There are several veteran trees and one ancient tree in the south-western area of the site.</li> </ul>		
<p><b>Further Constraints/Considerations:</b></p>			
<ul style="list-style-type: none"> <li>There is a public right of way running through the centre of the site.</li> <li><i>Settlement Hierarchy (Core Strategy, 2011):</i> The site is located at the edge of the Key Centre of Abbots Langley.</li> </ul>			
<p><b>Availability (ownership/legal issues)</b></p>			
<p>The site is in single ownership and the site is being promoted by the landowner.</p>			
<p><b>Achievability</b></p>			
<p>The promoters of the site have not specified any issues regarding the viability in developing the site.</p>			
<p><b>Potential Density</b></p>			
Landowner Proposed DPH	26-35	Landowner Proposed Dwelling Range	300-400
Indicative DPH	30-40	Indicative Dwelling Range	342-456
<p><b>Phasing</b></p>			
0-5 years	6-10 years	x 11-15 years	16+ years
<p><b>Conclusion</b></p>			
<p>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</p>			
<b>Suitable</b>	Yes	<b>Available</b>	Yes
<b>Achievable</b>		<b>Yes</b>	Yes