

## Rickmansworth West Ward

Site ref	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
RW1	Arnett Close	Open space	Large green space surrounded by back - footpath runs through. Council owned		R			Access issues	RW1			
RW2	Opposite 3 Ridge Way	Back gardens	Back gardens with unmarked Electricity Substation		R			Sub station	RW2			
RW3	42 Highfield Road	Overgrown land	Large overgrown wooded piece of land. Some informal boat parking - accessed via mud track. Railway to rear - back of residential		R			Access and railway	RW3			
RW4	Land between 2 Hill Rise and 1 Highfield Way	Large Back gardens			R			Retain existing gardens	RW4			
RW5	Land between 1 Hill Rise and 2 Shepherds Way	Large Back gardens			R			Retain existing gardens	RW5			
RW6	Lawn Tennis Club Meadow Way	Car park for club	Tennis courts and club house		R			In use by club	RW6			
RW7	Off Nightingale Road	Railway embankment	Steep and wooded railway embankment		R			Retain embankment	RW7			
RW9	Townfield	Substations and railway land	Railway line		R			Required for track reinforcement	RW9			
RW10	Townfield	Substations and railway land	Railway line		R			Required for track reinforcement	RW10			
RW11	Townfield	Large garden to Parsonage farm	Residential		R			Retain existing gardens	RW11			
RW12	1-16 Morningside	Car park	Car park for Residential Home		R			Only access for home and only car park in area of residential parking	RW12			
RW13	Garage of 34 Cedars and 27 Nightingale Road	Garage and back garden	Garage accessed by an unmetalled road.		R			Inaccessible	RW13			
RW14	Belfry Road	Back gardens	Back gardens to Money Hill Road & public footpath		R			Inaccessible	RW14			
RW15	Garage Court Belfrey Lane	Garage court	Garage court for 5 cars. Fairly well maintained & public footpath. Access via an unmetalled private road.		R			Retain garage courts	RW15			
RW16	Public house at 91 Uxbridge Road	Garden	Well maintained		R			Viable business	RW16			
RW17	House and garden at 93 Uxbridge Road	Well kept residential property			R			Retain existing gardens	RW17			
RW18	House and garden at 95 Uxbridge Road	Well kept residential property			R			Retain existing gardens	RW18			
RW19	101 Uxbridge Road	Staff Car Park to Colne House Doctors surgery and garden section	Well used and maintained		R			Retain active community facility	RW19			
RW20	Texaco filling station Money Hil Parade	Small backland, well used garage			R			Viable business	RW20			

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						Policy constraints	Physical constraints					
RW21	Garages to the back of Uxbridge Road Shopping parade	Car mechanics and car dealers			R			Viable business	RW21			
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	Community uses and garages	Garages for St. Johns vans. Mostly protected recreation land with residential on opposite side. Garage courts to rear. Garages accessed via West Way. Those near the entrance are derelict, rough ground to rear. Others garages appear used	0.220	A				RW22		U	N
RW23	Townfield	Open space			R			Retain amenity space	RW23			
RW24	Berry Way	Back garden and garage to 30 Pheasants Way			R			Retain existing gardens	RW24			
RW25	Berry Way	Back gardens to 32 Pheasants Way			R			Retain existing gardens	RW25			
RW26	West Way behind 2a Pheasants Way	Back gardens and garages to surrounding houses			R			Retain existing gardens	RW26			
RW27	Moneyhill Road	Back garden and garage to 17 west way			R			Retain existing gardens	RW27			
RW28	Moneyhill Road	Back garden to 15 west way			R			Retain existing gardens	RW28			
RW29	Belfry Road	Back gardens	Large back gardens to Cedars Avenue. Sites includes the segments divided from the main garden by a brook. Most well kept - one derelict		R			Retain existing gardens	RW29			
RW30	Highfield Way	Green open space	Space with mature trees in front of privately owned properties		R			Retain amenity space	RW30			
RW31	Duplicate of RW1				R			Duplicate of RW1 - remove from site schedule	RW31		U	
RW32	Police/ fire station			0.468	A				0		U	N

Site ref	Policy Constraints									Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
RW1																		
RW2																		
RW3																		
RW4																		
RW5																		
RW6																		
RW7																		
RW9																		
RW10																		
RW11																		
RW12																		
RW13																		
RW14																		
RW15																		
RW16																		
RW17																		
RW18																		
RW19																		
RW20																		
RW21																		
RW22								No designations										
RW23																		
RW24																		
RW25																		
RW26																		
RW27																		
RW28																		
RW29																		
RW30																		
RW32												✓						Site is on edge of conservation area.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
RW1	Arnett Close							RW1
RW2	Opposite 3 Ridge Way							RW2
RW3	42 Highfield Road							RW3
RW4	Land between 2 Hill Rise and 1 Highfield Way							RW4
RW5	Land between 1 Hill Rise and 2 Shepherds Way							RW5
RW6	Lawn Tennis Club Meadow Way							RW6
RW7	Off Nightingale Road							RW7
RW9	Townfield							RW9
RW10	Townfield							RW10
RW11	Townfield							RW11
RW12	1-16 Morningside							RW12
RW13	Garage of 34 Cedars and 27 Nightingale Road							RW13
RW14	Belfry Road							RW14
RW15	Garage Court Belfrey Lane							RW15
RW16	Public house at 91 Uxbridge Road							RW16
RW17	House and garden at 93 Uxbridge Road							RW17
RW18	House and garden at 95 Uxbridge Road							RW18
RW19	101 Uxbridge Road							RW19
RW20	Texaco filling station Money Hil Parade							RW20
RW21	Garages to the back of Uxbridge Road Shopping parade							RW21
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	0.22	6	5	10	7		RW22
RW23	Townfield							RW23
RW24	Berry Way							RW24
RW25	Berry Way							RW25
RW26	West Way behind 2a Pheasants Way							RW26
RW27	Moneyhill Road							RW27
RW28	Moneyhill Road							RW28
RW29	Belfry Road							RW29
RW30	Highfield Way							RW30
RW31	Duplicate of RW1							RW31
RW32	Police/ fire station	0.468	7	29	49	39		RW32

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<b>Overcoming barriers to delivery</b>
RW1								
RW2								
RW3								
RW4								
RW5								
RW6								
RW7								
RW9								
RW10								
RW11								
RW12								
RW13								
RW14								
RW15								
RW16								
RW17								
RW18								
RW19								
RW20								
RW21								
RW22				M	L	M	0-5 years	The site is currently free-standing garages in an area of wooded land to the rear of existing residential properties. Access to the site is very poor, up an unmade single track road and is therefore unlikely to appeal to developers. The site is likely to be constrained by planning issues such as overlooking and rights to light, also loss of woodland and open space amenity. The site is likely to be able to provide for three to four residential dwellings, low density and therefore likely to appeal to a local builder were it to come forward for development. Potential costs associated with demolition of existing free-standing garages and mature tree clearance. Developer intention exists.
RW23								
RW24								
RW25								
RW26								
RW27								
RW28								
RW29								
RW30								
RW31								

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RW32				M	M	M	6-10 years	<p>This is a Police Station and Fire Station. Likely to be in more than one ownership. There is intention to develop/relocate. The main barrier to delivery of this site will be the relocation of the fire station and Police Station. Fire Stations are very difficult to relocate due to operational requirements. There will also be significant costs attached to this. Subject to these issues being resolved, this site could provide a medium to high density development.</p>
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## Rickmansworth West Ward

New site ref	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
RW1	Arnett Close																RW1
RW2	Opposite 3 Ridge Way																RW2
RW3	42 Highfield Road																RW3
RW4	Land between 2 Hill Rise and 1 Highfield Way																RW4
RW5	Land between 1 Hill Rise and 2 Shepherds Way																RW5
RW6	Lawn Tennis Club Meadow Way																RW6
RW7	Off Nightingale Road																RW7
RW9	Townfield																RW9
RW10	Townfield																RW10
RW11	Townfield																RW11
RW12	1-16 Morningside																RW12
RW13	Garage of 34 Cedars and 27 Nightingale Road																RW13
RW14	Belfry Road																RW14
RW15	Garage Court Belfrey Lane																RW15
RW16	Public house at 91 Uxbridge Road																RW16
RW17	House and garden at 93 Uxbridge Road																RW17
RW18	House and garden at 95 Uxbridge Road																RW18
RW19	101 Uxbridge Road																RW19
RW20	Texaco filling station Money Hill Parade																RW20
RW21	Garages to the back of Uxbridge Road Shopping parade																RW21
RW22	Garages to rear of ATC + Drillyard. St. John's Ambulance hut	0.22	6	U	N	5	10										RW22
RW23	Townfield																RW23
RW24	Berry Way																RW24
RW25	Berry Way																RW25
RW26	West Way behind 2a Pheasants Way																RW26
RW27	Moneyhill Road																RW27
RW28	Moneyhill Road																RW28
RW29	Belfry Road																RW29
RW30	Highfield Way																RW30
RW31	Duplicate of RW1																RW31
RW32	Police/ fire station	0.468	7	U	N			29	49								RW32
					Total Urban	5	10	29	49	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	5	10	29	49	0	0	0	0	0	0		

Sarratt Ward

Site ref	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason/Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
SA 1	Royal British Legion Hall			0.151	A	Greenbelt				Draft Planning brief prepared	U	N



Site ref	Policy Constraints								Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
SA1	✓								In Green Belt.			✓							Edge of site is in a conservation area. Edge of site is in an archeological site.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
SA 1	Royal British Legion Hall	0.151	3	6	10	8		SA 1

	<i>Availability</i>		<i>Achievability</i>				<i>Deliverability / Developability</i>	
<b>Sites</b>	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15-20 years)	<i>Overcoming barriers to delivery</i>
SA 1				L	M	M-H	0-5 years	The site is two wood framed sheds sitting in open green land. The site has poor access off the main road and is in a rural village setting. The site is likely to prove attractive to a local house builder, maybe an executive homes builder. There is a precedent set for flatted apartments, new build, just to the east of the site. The cost is low as there needs to be demolition of timber framed sheds. The site is predominantly in-fill development in a village setting. Planning issues are potentially, over-looking and rights of light from nearby residential dwellings. There is intention to redevelop.

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Site	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
SA 1	Royal British Legion Hall	0.151	3	U	N	6	10										SA 1
					Total Urban	6	10	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	6	10	0	0	0	0	0	0	0	0		