

Carpenders Park 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				G / U	>5ha?
CP1	The Parade, Delta Gain	Car Park			R			Retain shop parking	CP1			
CP2	The Parade, Delta Gain	Shopping Parade forecourt	Residential/Pub		R			Integral to shopping parade	CP2			
CP3	On the Hill	Large wide garden & green verge	Residential		R			Retain amenity role	CP3			
CP4	By the Wood	Garage court	Garage court for surrounding 3 storey flats		R			No over looking, parking issue, average condition. Other land for parking provision	CP4			
CP5	By the Wood	Garage court	Reasonable condition, other parking exists, no overlooking, privately owned		R			In active use for resident parking	CP5			
CP6	Margeholes	Front Garden			R			Retain garden	CP6			
CP7	Off Penrose Avenue	Back garden	Established garden of back garden bungalow, adjacent to road with garage access		R			Retain garden	CP7			
CP8	Off Penrose Avenue	Back garden	Established garden of back garden bungalow, adjacent to road with garage access		R			Retain garden	CP8			
CP9	Gibbs Couch	Garage court	Poor condition, some usage		R				CP9			
CP10	Delta Gain, West Carpenders Park	Car Parking & vacant employment land	Part of employ alloc site adjacent to rail.	0.45	A	Employment Allocation Site	Flood risk		CP10		U	N
CP11	Highfield	Housing	Former housing association now Modern terrace/semi/detached housing		R			Built out	CP11			
CP12	Delta Gain	Office building - in use	In active use. Adjacent to rail station.		R			Allocated employment site in active use. Relatively new. Less suitable for residential at present.	CP12			
CP13	By The Wood - duplicate of CP 04		Future Site identified in Capacity Study - residential development (infilling)		R			duplicate of CP 04	CP13			
CP14	Little Oxhey Lane	Open space	Cemetery adjacent	5.869	A	Greenbelt, wildlife site, floodzone on part of site, a few TPOs	Flood risk		CP14		G	Y

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
CP1																		
CP2																		
CP3																		
CP4																		
CP5																		
CP6																		
CP7																		
CP8																		
CP9																		
CP10										✓								Site lies in flood zones 2 and 3a.
CP11																		
CP12																		
CP14	✓								Site is in green belt.	✓	✓							Site lies in flood zones 2 and 3a. Edge of site lies on 2 wildlife sites and is adjacent to 2 other wildlife sites.

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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		
CP1	The Parade, Delta Gain	0						CP1
CP2	The Parade, Delta Gain	0						CP2
CP3	On the Hill	0						CP3
CP4	By the Wood							CP4
CP5	By the Wood	0						CP5
CP6	Margeholes	0						CP6
CP7	Off Penrose Avenue	0						CP7
CP8	Off Penrose Avenue	0						CP8
CP9	Gibbs Couch							CP9
CP10	Delta Gain, West Carpenders Park	0.45	2	15	27	21		CP10
CP11	Highfield	0						CP11
CP12	Delta Gain	0						CP12
CP13	By The Wood - duplicate of CP 04	0						CP13
CP14	Little Oxhey Lane	5.869	L	147	205	176		CP14

	<b>Availability</b>		<b>Achievability</b>				<b>Deliverability / Developability</b>	<b>Overcoming barriers to delivery</b>
<b>Site</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)	
CP1								
CP2								
CP3								
CP4								
CP5								
CP6								
CP7								
CP8								
CP9								
CP10				M-H	M	M-H	6-10 years	Car Parking & vacant employment land. Some developer interest.
CP11								
CP12								
CP13								
CP14				M	L	M-H	6-10 years	This is a large area of open grassland, adjacent to the A4008. It is likely to be in single ownership, possibly previously reserved for extension to the adjacent cemetery. The site is on the edge of the 1970's housing estate. A new access would need to be created off the A4008. There may be local opposition and planning issues in relation to the loss of open space. However, this could provide a large development of medium to high density housing which would be of interest to both regional and national housebuilders. There is good access to British Rail Station which has train links to London.

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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		
CP1	The Parade, Delta Gain	0															CP1
CP2	The Parade, Delta Gain	0															CP2
CP3	On the Hill	0															CP3
CP4	By the Wood																CP4
CP5	By the Wood	0															CP5
CP6	Margeholes	0															CP6
CP7	Off Penrose Avenue	0															CP7
CP8	Off Penrose Avenue	0															CP8
CP9	Gibbs Couch																CP9
CP10	Delta Gain, West Carpenders Park	0.45	2	U	N			15	27								CP10
CP11	Highfield	0															CP11
CP12	Delta Gain	0															CP12
CP13	By The Wood - duplicate of CP 04	0															CP13
CP14	Little Oxhey Lane	5.869	L	G	Y			147	205								CP14
					Total Urban	0	0	15	27	0	0	0	0	0	0		
					Total Greenfield	0	0	147	205	0	0	0	0	0	0		
					Total >5ha	0	0	147	205	0	0	0	0	0	0		
					Total	0	0	162	232	0	0	0	0	0	0		

Chorleywood East 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?
CE1	Beechwood Park	Now built out	Residential		R			Built out	CE1			
CE2	Beechwood Park	Overgrown plot	Has drive way built, surrounded by residential cul de sac,		R			Development completed	CE2			
CE3	Chorleywood Road	New build housing			R			Built out	CE3			
CE4	Chorleywood Road	New build housing			R			No access as a result of CE3	CE4			
CE5	Chestnut Avenue	Back lands in middle of housing block	Open land surrounded by large expensive residential homes		R			Previously rejected on appeal due to character of area	CE5			
CE6	Kingfisher Lane	Section of back garden	End of back garden with access from private road after short steep drop. Surrounded by residential housing		R			Covenants on site prohibiting more than one dwelling.	CE6			

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	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
CE1																		
CE2																		
CE3																		
CE4																		
CE5																		
CE6																		

Chorleywood East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CE1	Beechwood Park	0						CE1
CE2	Beechwood Park	0						CE2
CE3	Chorleywood Road	0						CE3
CE4	Chorleywood Road	0						CE4
CE5	Chestnut Avenue	0						CE5
CE6	Kingfisher Lane	0						CE6



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				Scenario A	Scenario B	Mid-Point			
CE1									CE1
CE2									CE2
CE3									CE3
CE4									CE4
CE5									CE5
CE6									CE6

Chorleywood East Ward

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		
CE1	Beechwood Park																CE1
CE2	Beechwood Park																CE2
CE3	Chorleywood Road																CE3
CE4	Chorleywood Road																CE4
CE5	Chestnut Avenue																CE5
CE6	Kingfisher Lane																CE6
					Total Urban	0	0	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	0	0	0	0	0	0	0	0	0	0		