

Chorleywood 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					
CW1a	Homefield Road	Part of garden of large house	Surrounded by suburban residential	0.102	A			Informal discussion about single dwelling retaining main house	CW1a	Erection of dwelling - Outline permission (known details) for 0.1269h site	U	N
CW1b	Homefield Road	Part of garden of large house	Surrounded by suburban residential	0.9351	A			Informal discussion about single dwelling retaining main house	CW1b	Erection of dwelling - Detailed permission not started - for 0.0859h site	U	N
CW2	Common Road	Residential			R			Built out	CW2			
CW3	Station Approach	Part of backlands to hotel			R			Built out	CW3			
CW4	Stag Lane	Housing and forecourt	1970's semis. Surrounded by residential large forecourt		R			In active use for resident parking	CW4			
CW5	17 Lower Road	Backlands	Storage and overgrown back land behind no.17, a stationery supply shop. On steep land		R			Viable business	CW5			
CW6	Lower Road	Three Rivers Car park	2 level car parking, steep access route from road, not well kept and underused vandalism evident surrounded by backs of houses. Compares poorly with high level of usage adjacent to shops	0.31	A			Subject to car parking strategy	CW6	Future Site identified in Capacity Study - residential development on 0.3256h site	U	N
CW7	2 South Road		Car park to dental practice with flats above. Good distance from adjacent building.		R			Parking required for dental surgery	CW7			
CW8	Shire Lane (Churlswood service station)	Service station and car sales,	Car Sales at front and used as a mechanics business. Car park to rear		R			Built out	CW8			
CW9	Shire Lane	Car park	Car park for parade of shops. Well used		R			Supports local centre vitality	CW9			
CW10	Lower Road	Telephone exchange and car park	In good condition. Exchange actively used as local switch		R			Viable business	CW10			
CW11	Copmans Wick	Garages	Garages, painted and good condition, surrounded by back gardens and allotments		R			In active community use	CW11			
CW12	Quickley Lane (Cummings & Atkinson building merchants	Building merchant with large forecourt.	Housing (P78)		R			Built out	CW12			
CW13	Rendlesham Way	Open land			R			No access	CW13			
CW14	Rendlesham Way	Housing	Previously open space now developed		R			Built on	CW14			

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CW15	Heronsgate Road	Heronsgate Garage	Operational garage in tight urban location surrounded by residential and pubs	0.093	A			May relocate over time	CW15	Future Site identified in Capacity Study - residential development on 0.0935h site	U	N
CW16	Heronsgate Road	Rickwood Garage	Operational garage in tight urban location surrounded by residential and pubs	0.051	A			May relocate over time	CW16		U	N
CW17	Bullsland Gardens				R			No access. Overlooking issues	CW17			
CW18	St Andrews Church	Front garden/lawn	Adjacent to church hall and facing vicarage / church offices. Access is via car park		R			Access issues	CW18			
CW19 A	Darvells Yard	Farm House and outbuilding	Buildings disused and vacant. Surrounded by common and greenbelt		R			Built out	CW19 A			
CW19 B	Lower Road	Existing building	To be developed with ground floor retail, 2nd floor doctor, 3rd floor residential	0.116	A			There is an existing planning permission for development.	CW19 B	Demolition of shops & public convenience & erection of 4 flats on 0.0469h site. There is an existing planning permission for development.	U	N
CW20	South Road	Import export business and adjacent house	Functioning business		R			Built out	CW20			
CW21 A	Shire Lane (behind main parade)	Overgrown forecourt	Overgrown land and access to flats above shops. Bins kept here very untidy.		R			Too small for residential use	CW21 A			
CW21 B	Homefield Road (Garden of Crindaw, Common Road)	Garden	Overgrown Garden,	0.211	A			has planning permission for 1 home - private owner led development	CW21 B		U	N
CW22	Station Approach Sportsman Hotel	Boarded up hotel	Boarded up hotel, permission of conversion of buildings and additional 11 units in yard (no pic)		R			Under construction	CW22			
CW23	Ferry Lane - duplicate of CW6		R/O Lower Road. Future Site identified in Capacity Study. Residential development (infilling).		R			duplicate of CW6	CW23			
CW24	Shire Lane	Housing	R/O Lower Road.		R			Housing in active use	CW24			

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						Policy constraints	Physical constraints				G / U	>5ha?
CW25	Adj 11 Heronsgate Road		R/O Lower Road. Future Site identified in Capacity Study. Residential development.	0.04	A				CW25		U	N
CW26	North of Stag Lane	Open space			R			Public open space	CW26			
CW27	South of Berry Lane	Farmland		1.887	A	Greenbelt			CW27		G	N
CW28	North East Chorleywood	Field			R	Greenbelt, AONB. Wildlife site, LNR and conservation area adjacent		Site is within an AONB.	CW28			

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
CW1a												✓							Site next to locally important building. Site is in a conservation area.
CW1b												✓							Site next to locally important building. Site is next to a listed building. Site is in a conservation area.
CW2																			
CW3																			
CW4																			
CW5																			
CW6												✓							Site is in a conservation area.
CW7												✓							Site is in a conservation area.
CW8																			
CW9																			
CW10																			
CW11																			
CW12																			
CW13																			
CW14																			
CW15	✓								Site close to Green Belt.										
CW16																✓			Two public rights of way run along the edges of the site.
CW17																			
CW18																			
CW19A																			
CW19B												✓							Site next to a conservation area.
CW20																			
CW21A																			
CW21B												✓							Site is in a conservation area.
CW22																			

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
CW23																			
CW24												✓							Site next to a conservation area.
CW25																			
CW26																			
CW27	✓								Site in Green Belt.			✓							Locally important building next to site. Site is next to a conservation area.
CW28																			

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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		
CW1a	Homefield Road	0.102	N/A	1	1	1		CW1a
CW1b	Homefield Road	0.9351	N/A	1	1	1		CW1b
CW2	Common Road							CW2
CW3	Station Approach							CW3
CW4	Stag Lane							CW4
CW5	17 Lower Road							CW5
CW6	Lower Road	0.31	8	10	16	13		CW6
CW7	2 South Road							CW7
CW8	Shire Lane (Churlswood service station)							CW8
CW9	Shire Lane							CW9
CW10	Lower Road							CW10
CW11	Copmans Wick							CW11
CW12	Quickley Lane (Cummings & Atkinson building merchants)							CW12
CW13	Rendlesham Way							CW13
CW14	Rendlesham Way							CW14
CW15	Heronsgate Road	0.093	3	4	6	5		CW15
CW16	Heronsgate Road	0.051	3	2	4	3		CW16
CW17	Bullisland Gardens							CW17
CW18	St Andrews Church							CW18
CW19A	Darvells Yard							CW19A
CW19B	Lower Road	0.116	N/A	4	4	4		CW19B
CW20	South Road							CW20
CW21A	Shire Lane (behind main parade)							CW21A
CW21B	Homefield Road (Garden of Crindaw, Common Road)	0.211	N/A	1	1	1		CW21B
CW22	Station Approach Sportsman Hotel							CW22
CW23	Ferry Lane - duplicate of CW6							CW23
CW24	Shire Lane							CW24
CW25	Adj 11 Heronsgate Road	0.04	9	2	4	3		CW25
CW26	North of Stag Lane							CW26
CW27	South of Berry Lane	1.887	14	62	100	81		CW27
CW28	North East Chorleywood							CW28

	Availability		Achievability				Deliverability / Developability	
Site	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)	Overcoming barriers to delivery
CW1a				M-H	M-H	L	0-5 years	Access to the site is poor . Were the sites to be developed, it is envisaged that a local developer would carry out work. The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW1b				M-H	M-H	L	0-5 years	Access to the site is poor . Were the sites to be developed, it is envisaged that a local developer would carry out work. The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW2								
CW3								
CW4								
CW5								
CW6				M-H	L	H	No phasing	The site is the shoppers' car park for Chorleywood Town Centre. Access is from the main road on a narrow a dual-track road. The site is capable of providing several residential units at a medium density. Possibility of some apartment development. The site likely to be attractive to local or regional housebuilder. Some planning issues on the site related to overlooking from neighbouring properties and loss of parking amenity for the town centre. The site topography may be an issue given a steep slope from the south to the north of the site. Were development likely to come forward, it is envisaged that developers would be able to come on site quickly as the site is likely to be in single Council ownership. No phasing as no current intention to develop site and parking use most appropriate in short-term.
CW7								
CW8								
CW9								
CW10								
CW11								
CW12								
CW13								
CW14								
CW15				M	M	M	No phasing period	Operational garage in tight urban location surrounded by residential and pubs. May relocate over time, but intention unknown.

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CW16			M-H	H	L		No phasing period	The site is currently a car servicing and MOT yard. The site looks to be fully operational and therefore throws up land assembly issues through multiple ownerships. Likely to be some planning issues around rights to light and overlooking from surrounding residential properties and loss of employment land. Site access is very limited down a narrow track from the main road. Development quantum likely to be low on the site, possibly four units. Unlikely that the site will come forward for development in the near future given current occupation and signs of established activity. Were the site to come forward for development, it is likely that a local developer would develop out the site. Potential ground contamination issues associated with use as a car service yard. Availability unknown.
CW17								
CW18								
CW19A								
CW19B				M-H	M	M-H	0-5 years	The site is currently a parade of retail premises with office provision above. And a private car park to the rear. The premises are all fully occupied and operational and there are likely to be several land assembly issues relating to multiple ownerships at this site. Were the site to be redeveloped it is likely that the retail provision on the ground floor would be retained with either residential flats above or office premises. The site is medium to high cost because of potential demolition to the existing building. The site may suit a local housebuilder or regional builder or potential mixed use builder. The site also contains a health surgery so potential relocation issues and uses will need to be considered. There is a current planning permission for development.
CW20								
CW21A								
CW21B				L	H	M-H	0-5 years	The sites are in a sustainable location, close to the town centre and to public transport links. There is a significant level change in the sites. Intention to develop.
CW22								
CW23								
CW24								
CW25				H	L	M-H	15-20 years	The site is currently Herons Gate Motors, an MOT and service centre. The site also doubles as a small car showroom - Stuart Cars. The site looks to be fully operational. Other planning issues will include overlooking and rights to light. The site is accessed from the main road and is likely to be able to provide a low density development, possibly flatted of 5-6 units. The site unlikely to come forward for development in the near future given it is fully occupied and there are likely to be more attractive sites for development elsewhere in the location. Were the site to come forward for development, it is likely that a local housebuilder would develop the site. Potential ground contamination issues given association with the use as an MOT and service yard.
CW26								

								The site is currently agricultural land associated with The Hall Farm. The site is a vacant agricultural field. The farm is currently in operation but looks to have limited farm uses. The site is a large sloping site, sloping south to north, capable of providing a residential scheme of a number of dwellings at low densities. The site is in an attractive rural setting so is likely to provide high value accommodation. There may be some planning issues around overlooking from neighbouring residential development also loss of agricultural land in and around the Green Belt. Were the site to come forward for development, it is envisaged that a national or regional housebuilder would develop the site. Access to the site is very limited off a residential road and from a single track road that is primarily set in a residential area. The site is very close to the M25 and offers good road links to the national motorway network.
CW27				L	H	M-H	5-10 years	
CW28								

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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		Np 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		
CW1a	Homefield Road	0.102	N/A	U	N	1	1										CW1a
CW1b	Homefield Road	0.9351	N/A	U	N	1	1										CW1b
CW2	Common Road																CW2
CW3	Station Approach																CW3
CW4	Stag Lane																CW4
CW5	17 Lower Road																CW5
CW6	Lower Road	0.31	8	U	N									10	16		CW6
CW7	2 South Road																CW7
CW8	Shire Lane (Churlwood service station)																CW8
CW9	Shire Lane																CW9
CW10	Lower Road																CW10
CW11	Copmans Wick																CW11
CW12	Quickley Lane (Cummings & Atkinson building merchants)																CW12
CW13	Rendlesham Way																CW13
CW14	Rendlesham Way																CW14
CW15	Heronsgate Road	0.093	3	U	N									4	6		CW15
CW16	Heronsgate Road	0.051	3	U	N									2	4		CW16
CW17	Bullisland Gardens																CW17
CW18	St Andrews Church																CW18
CW19A	Darvells Yard																CW19A
CW19B	Lower Road	0.116	N/A	U	N	4	4										CW19B
CW20	South Road																CW20
CW21A	Shire Lane (behind main parade)																CW21A
CW21B	Homefield Road (Garden of Crindaw, Common Road)	0.211	N/A	U	N	1	1										CW21B
CW22	Station Approach Sportsman Hotel																CW22
CW23	Ferry Lane - duplicate of CW6																CW23
CW24	Shire Lane																CW24
CW25	Adj 11 Heronsgate Road	0.04	9	U	N							2	4				CW25
CW26	North of Stag Lane																CW26
CW27	South of Berry Lane	1.887	14	G	N			62	100								CW27
CW28	North East Chorleywood																CW28
					Total Urban	7	7	0	0	0	0	2	4	16	26		
					Total Greenfield	0	0	62	100	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	7	7	62	100	0	0	2	4	16	26		