

Croxley Green North 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					
CGN1	Green Lane	Sports Ground	Large sports ground belonging to school	4.27	A			Greenfield' Housing Allocation site (H21). Total site area in excess of 7ha, but only 4.27 considered suitable for housing (see Local Plan). Development of site subject to alternative playing fields being provided elsewhere.	CGN1	The site has planning permission for 149 dwellings.	G	N
CGN2	Grove Crescent	Council Car park		0.0903	A				CGN2		U	N
CGN3	The Grove, Little Green	Grounds and stables	Boarded up large early 20th house, previously flats		R			Recently converted to flats	CGN3			
CGN4	Killingdown Farm	Farmland		7.75	A	Greenbelt, wildlife site, conservation area, listed buildings, common land adjacent, agricultural (grade 2) land			CGN4		G	Y
CGN5	Little Green School Playing Field	school playing field		4.49	A	Greenbelt, wildlife site, conservation area, listed buildings, common land adjacent, agricultural (grade 2) land			CGN5		G	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
CGN1	✓						✓	Site adjacent to Green Belt.			✓						Locally important buildings on site.
CGN2								No designations									
CGN3																	
CGN4	✓							Site in Green Belt.		✓	✓			✓			Site next to locally important buildings and listed buildings. Edge of site in a conservation area. Public right of way runs along edge of site. Site partially in wildlife sites.
CGN5	✓						✓	Site is in green belt. Common land adjacent to site.		✓	✓			✓			Site is next to a wildlife site. Public right of way runs alongside site. In 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		
CGN1	Green Lane	4.27	N/A	149	149	149		CGN1
CGN2	Grove Crescent	0.0903	8	3	5	4		CGN2
CGN3	The Grove, Little Green							CGN3
CGN4	Killingdown Farm	7.75	L	194	271	233		CGN4
CGN5	Little Green School Playing Field	4.49	6	108	198	153		CGN5

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	Availability		Achievability				Deliverability / Developability	
Sites	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
CGN1				L	L-M	H	0-5 years	This is a large Victorian building used as the sports club for the Merchant Taylor School. It also has a large area of cricket pitches and sportsgrounds surrounding it. Likely to be in single ownership. There may also be planning policy objections to loss of play space and open space and local opposition to the same, also issues of overlooking from surrounding residential properties and the existing building may well be listed. It is an attractive Victorian Gothic building. The site currently has planning permission for 149 dwellings.
CGN2				L	M	M-L	No phasing period	A small surface car park serving a 1970s estate of flats and houses. It is currently underused during the day. It is likely to be in single ownership although there may be long leaseholds for some of the car parking spaces. Subject to ownership issues being resolved this site could come forward for development, however, there will be overlooking issues from the adjacent residential properties which will restrict the density of development. There may also be issues with loss of car parking. Developer intention unknown.
CGN3								
CGN4				M for some of the site and L for the undeveloped parts of the site.	M	H	6-10 years	This is a large farmstead and surrounding fields which encompass a number of semi-detached and detached dwellings. The farm buildings comprise a range of different types of construction, some in active use some are semi-derelict. This would constitute a very large development and would require infrastructure improvements and access improvements. Development could be phased which would improve viability. There may be planning policy objections in relation to loss of Green Belt and Open Space and overlooking from surrounding residential properties, also loss of agricultural and employment use. Multiple ownerships will also be a barrier to delivery. This site could be brought forward in conjunction with CGN5, which is adjacent playing fields.

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CGN5				L	M	H	11-15 years	This site is large area of playing fields situated between Killingdown Farm (CGN5) and Little Green County Primary School. The school has separate playing fields of an acceptable size for a primary school which would be sufficient provision. The playing fields are most probably LEA owned. The surrounding residential stock is of a high quality, some of which is new build. It is in an appealing greenfield location, and would attract regional housebuilders. Access could be an issue as at the moment there is none. However, if CGN4 were come forward access could be achieved through that site. There may be planning policy objections in relation to loss of Green Belt and Open Space and overlooking from surrounding residential properties.
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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CGN1	Green Lane	4.27	N/A	G	N	149	149										CGN1
CGN2	Grove Crescent	0.09	8	U	N									3	5		CGN2
CGN3	The Grove, Little Green																CGN3
CGN4	Killingdown Farm	7.75	L	G	Y			194	271								CGN4
CGN5	Little Green School Playing Field	4.49	6	G	N					108	198						CGN5
					Total Urban	0	0	0	0	0	0	0	0	3	5		
					Total Greenfield	149	149	194	271	108	198	0	0	0	0		
					Total >5ha	0	0	194	271	0	0	0	0	0	0		
					Total	149	149	194	271	108	198	0	0	3	5		