

Maple Cross Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Initial Accept	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
MC1	Buttlehide	Green open space and garage courts		0.338	A				MC1	Future Site identified in Capacity Study - residential redevelopment	U	N
MC2	Buttlehide	Garage courts and offstreet parking bays	Very well used and high density housing around		R			In active use for resident parking	MC2			
MC 3	Bradbury	Green space	Incidental space between flats		R			Retain amenity space	MC 3			
MC4	Pollards	Garages	Very well used and in good condition		R			In active use for resident parking	MC4			
MC5	11 Longcroft Road	Verge			R			Incompatible with existing building line	MC5			
MC6	Horselys	Garages and verge	Corner site with 4 garages and some green space		R			In active use for resident parking	MC6			
MC7	Behind 74 -132 Longcroft Road	Binn sheds, garages	Some functioning garages but others fenced off and derelict	0.09145	A				MC7		U	N
MC8	29 Longcroft Road	Verge and two garages	Corner site with 2 garages and some green space		R			Incompatible with existing building line	MC8			
MC9a-e	Corner garage sites around estates	Small garage courts	Parking in use		R			In active use for resident parking	MC9a-e			
MC10	Back lands to 123-133 Hornhill Road	Large back gardens	A series of long back gardens with potential for access from side road		R			Retain existing gardens	MC10			
MC 11	Between 60-120 Longcroft Road	Open space	Amenity space in front of flats		R			Amenity space inappropriate for development	MC 11			
MC12	Between 40-42 Longcroft Road	Garage Court	Residential		R			In active use for resident parking	MC12			
MC13	In front of 13-34 Pinchfield	Large green space	Green space overlooked by two blocks of 3 storey flats		R			Amenity space inappropriate for development	MC13			
MC 14,15,18	Lady Walk	Small garage courts	New(ish) build residential land out with parking courts housing fronts onto space previously built out of back gardens of council housing along Hornhill Road		R			In active use for resident parking	MC 14,15,18			
MC16	89 Denham Way	Rough ground	Used as informal parking for adjacent kennels		R			Required for access	MC16			
MC17	Denham Way Rec.	Car Park for sports field			R			In active community use - Park undergoing facilities expansion and upgrade	MC17			
MC19	Hazel Court	Car Park for Hazel Court	Residential car park		R			In active use for resident parking	MC19			

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MC20a	Oakhill Close	Garages & rough ground	Garages for flats above shops with derelict ground to rear	0.103	A			Has been previous application on part of this site. LPA minded to approve if a comprehensive plan to redevelop site & services formulated. Combine with MC20b. Extensive on street and in curtilage parking available.	MC20a	Future Site identified in Capacity Study - Residential development. Planning permission for 2 dwellings.	U	N
MC20b	Local Centre Denham Way	Garages	Row of garages adjacent to shops.		R			Merged with MC20a	MC20b			
MC21	The Cross, Chalfont Road/Denham Way	Pub-car park and garden		0.154	A				MC21		U	N
MC22	Industrial Estate	Established business park	HQ buildings under development		R			Under construction	MC22			
MC23	Behind 2 Pollards	Garage Court with rough ground to rear	Back yards/washing lines of 10-32 flat Pollards, very overlooked		R			In active use for resident parking	MC23			
MC24a	Bradbury	Verge	Corner site with mature sycamore on site		R			Incompatible with existing building line	MC24a			
MC24b	Woodwicks	Garage Court	In use for residents in surrounding 3 storey flats). No other on street parking for flats		R			In active use for resident parking	MC24b			
MC25	81a & b Hornhill Road	Large garden and backlands	Possible combination with backlands to 79 and 77. Appears that house has already been subdivided	0.291	A				MC25	Future Site identified in Capacity Study - Residential development. Appeal in progress for 5 dwellings.	U	N
MC 26	The Shiralee	Garage court	Garage court for privately owned residential properties		R			In active use for resident parking	MC 26			
MC27	Buttlehide - duplicate of MC01		Future Site identified in Capacity Study for residential development (infilling)		R			Duplicate of MC01	MC27			
MC28	Oakhill Close		Future Site identified in Capacity Study for residential development (infilling)		R			Duplicate of MC20a/b	MC28			
MC 29	Duplicate of MC 25				R			Duplicate of MC25	MC 29			

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MC30	Maple Lodge	Former sewage treatment and landfill uses		8.18	A	Greenbelt, floodzone on part of site, wildlife site adjacent, previously sewage treatment works (contamination?)		Original info shows site area to be 17.644, whereas GIS area is shown to be much smaller.	MC30	Identified in Local Plan policy GB4	G	Y
MC 31	West Hyde residential centre	Residential centre		0.14	A				MC 31		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	Additional Comments
MC1	✓								Site is next to green belt.							✓			Public right of way running along edge of site.
MC2																			
MC 3																			
MC4																			
MC5																			
MC6																			
MC7	✓								Site is next to green belt.										
MC8																			
MC9a-e																			
MC10																			
MC 11																			
MC12																			
MC13																			
MC 14,15,18																			
MC16																			
MC17																			
MC19																			
MC20a	✓								Site is next to green belt.			✓		✓					Site next to locally important building. Poss TPO's?
MC20b																			
MC21	✓								Site is next to green belt.										
MC22																			
MC23																			
MC24a																			
MC24b																			
MC25									No designations										
MC 26																			
MC30	✓								Site is in green belt.	✓	✓				✓				Site is in flood zone 2. Site is next to wildlife site. Previously sewage treatment works (contamination?)

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MC31	✓								Site is in green belt.	✓	✓							Site is close to a wildlife site. Site is close to a flood risk zone.

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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		
MC1	Buttlehide	0.338	6	8	15	11		MC1
MC2	Buttlehide							MC2
MC 3	Bradbury							MC 3
MC4	Pollards							MC4
MC5	11 Longcroft Road							MC5
MC6	Horselys							MC6
MC7	Behind 74 -132 Longcroft Road	0.09145	5	3	6	5		MC7
MC8	29 Longcroft Road							MC8
MC9a-e	Corner garage sites around estates							MC9a-e
MC10	Back lands to 123-133 Hornhill Road							MC10
MC 11	Between 60-120 Longcroft Road							MC 11
MC12	Between 40-42 Longcroft Road							MC12
MC13	In front of 13-34 Pinchfield							MC13
MC 14,15,18	Lady Walk							MC 14,15,18
MC16	89 Denham Way							MC16
MC17	Denham Way Rec.							MC17
MC19	Hazel Court							MC19
MC20a	Oakhill Close	0.103	N/A	2	2	2		MC20a
MC20b	Local Centre Denham Way						Site combined with MC20a	MC20b
MC21	The Cross, Chalfont Road/Denham Way	0.154	12	2	4	3		MC21
MC22	Industrial Estate							MC22
MC23	Behind 2 Pollards							MC23
MC24a	Bradbury							MC24a
MC24b	Woodwicks							MC24b
MC25	81a & b Hornhill Road	0.291	4	1	3	2		MC25
MC 26	The Shiralee							MC 26
MC27	Buttlehide - duplicate of MC01							MC27
MC28	Oakhill Close							MC28
MC 29	Duplicate of MC 25							MC 29
MC30	Maple Lodge	8.18	L	205	286	245		MC30
MC 31	West Hyde residential centre	0.14	12	1	4	2		MC 31

	Availability		Achievability				Deliverability / Developability	Overcoming barriers to delivery
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)	
MC1				L	M	M	No phasing period	The site is currently open greenfield space. Some areas are wooded with some parking provision provided on the site. The site is unlikely to be able to offer significant residential development given planning issues related to overlooking and rights to light from existing nearby residential properties. The site will require extensive wooded area clearance and will need access improvements as current access is from a narrow residential street. Were the site come forward for development it is likely that a local housebuilder would develop the site. There may be potential local opposition to development given that any potential development on this site would restrict the views over open greenfield land from existing residences given that the site is situated at the edge of an existing settlement. There is some precedent for a flatted development in the area. Developer intention unknown.
MC2								
MC 3								
MC4								
MC5								
MC6								
MC7				H	L	M	No phasing period	The site is a row of existing parking garages which may come forward for development in association with the existing residential scheme. There is space to deliver potentially 9 or 10 residential dwellings in the remaining space to the south of the children's' playground. This development site is unlikely to come forward in the near future given the availability of other development sites and the relative new build nature of the children's' playground and accompanying residential scheme, also given the multiple ownerships of the parking garages and the cost of demolition of these garages. Developer intention unknown
MC8								
MC9a-e								
MC10								
MC 11								
MC12								
MC13								
MC 14,15,18								
MC16								
MC17								
MC19								

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MC20a				M-H	M-L	M-L	0-5 years	The site is currently land behind an existing parade of shops which encompasses some vacant garages, some used garages and some storage open land behind the shopping parade. Development cost is set at medium to high because of the necessity for extensive demolition of existing garages and potential remediation of storage land to the rear of the shopping parade. The site is likely to be attractive to a potential mixed use or residential developer at a local level. Access to the site is difficult and is made down an unkept single track road. There is currently planning permission for 2 dwellings on the site.
MC20b								
MC21				M	M-L	M-L	No phasing period	The site includes a car park and gardens behind a pub. Developer intention unknown.
MC22								
MC23								
MC24a								
MC24b								
MC25				M	L	M	0-5 years	The site is currently the large back gardens of three detached residential properties as well as adjoining backland. The site is very unlikely to come forward for development in the near future given the private ownership of these gardens. There is currently no access to the site and an access will require demolition of existing buildings. The site is unlikely to be able to accommodate more than one or two additional residential buildings and any buildings that are developed here will suffer from planning constraints such as right to light and overlooking issues. Were a development like this to come forward it is likely to be developed by a local housebuilder. An appeal is currently in place for 5 dwellings.
MC 26								
MC27								
MC28								
MC 29								
MC30				L	M	M	6-10 years	The site is large and currently comprises a waste waterworks treatment facility and open green field space which abuts onto nearby farmland. The site is capable of providing a large scale residential development at low to medium densities. Potential planning issues may include development of green open space particularly in and around the Green Belt, relocation of the existing water treatment facility, overlooking from nearby residential development and potential access issues, as the current access is limited and on a concealed entrance from the main A road. The site is likely to prove attractive to regional and national housebuilders. The site is close to main A road routes and is close to the national motorway network. Developer intention exists.

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MC 31				M	M	H	6-10 years	<p>This site is part of a residential centre on Old Uxbridge Road between West Hyse and Maple Cross looking out to the lake. This a very attractive rural location with scenic views. It is also has good links to the M25. Development costs would include the demolition of the existing structures. There may be policy issues due it location within the Gren Belt. There is low level residential development just to the south of the site- residential development could be provided in the medium term. The site was put forward by Herts County Council.</p>
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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		
MC1	Buttlehide	0.338	6	U	N									8	15		MC1
MC2	Buttlehide																MC2
MC 3	Bradbury																MC 3
MC4	Pollards																MC4
MC5	11 Longcroft Road																MC5
MC6	Horselys																MC6
MC7	Behind 74 -132 Longcroft Road	0.09145	5	U	N									3	6		MC7
MC8	29 Longcroft Road																MC8
MC9a-e	Corner garage sites around estates																MC9a-e
MC10	Back lands to 123-133 Hornhill Road																MC10
MC 11	Between 60-120 Longcroft Road																MC 11
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MC13	In front of 13-34 Pinchfield																MC13
MC 14,15,18	Lady Walk																MC 14,15,18
MC16	89 Denham Way																MC16
MC17	Denham Way Rec.																MC17
MC19	Hazel Court																MC19
MC20a	Oakhill Close	0.103	N/A	U	N	2	2										MC20a
MC20b	Local Centre Denham Way																MC20b
MC21	The Cross, Chalfont Road/Denham Way	0.154	12	U	N									2	4		MC21
MC22	Industrial Estate																MC22
MC23	Behind 2 Pollards																MC23
MC24a	Bradbury																MC24a
MC24b	Woodwicks																MC24b
MC25	81a & b Hornhill Road	0.291	4	U	N	1	3										MC25
MC 26	The Shiralee																MC 26
MC27	Buttlehide - duplicate of MC01																MC27
MC28	Oakhill Close																MC28
MC 29	Duplicate of MC 25																MC 29
MC30	Maple Lodge	8.18	L	G	Y			205	286								MC30
MC 31	West Hyde residential centre	0.14	12	G	N			1	4								MC 31
					Total Urban	3	5	0	0	0	0	0	0	13	24		
					Total Greenfield	0	0	206	290	0	0	0	0	0	0		
					Total >5ha	0	0	205	286	0	0	0	0	0	0		
					Total	3	5	206	290	0	0	0	0	13	24		