

Oxhey Hall 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					
OH1	Silk Mill Court	Garage court	Garage court in use but average condition		R			Parking provision must be retained.	OH1			
OH2	Silk Mill Road	Green space	Space in front of residential properties		R			Amenity space inappropriate for development	OH2			
OH3	off Russell Way	Caravan Park	In good condition		R			Existing residential area	OH3			
OH4	Brookside Road	Green space with play area			R			Amenity space inappropriate for development	OH4			
OH5	off Silk Mill Road	Garage court			R			In active community use	OH5			
OH6	Oxhey Hall, Broomfield Lane	Community facilities	Community Centre, tennis court & car parking		R			Poor access and in active community use	OH6			
OH7	The Oaks	Green Space	Large slightly overgrown site with some mature trees. Cycle route runs through site.		R			Retain amenity space	OH7			
OH8	Anthony Close	Large green verge	Space in front of residential properties. Some used for parking		R			Amenity space inappropriate for development	OH8			
OH9	Beaulieu Close	Parking area & garage court			R			In active community use	OH9			
OH10	off Anthony Close	Garage court	Garage courts for surrounding flats		R			In active community use	OH10			
OH 11	Green Lane	'Pavilion', car park for pub & open space	Active but substantial car park of around 100 spaces	0.98	A	Green belt		Site is in the Green Belt	OH 11		U	N
OH12	South Oxhey Playing Fields, Prestwick Road	Playing fields	Well maintained		R			Retain use as playing fields, no known intentions to develop.	OH12			
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road	Golf driving range			R			Greenbelt and nature reserve. Site does not abut any urban settlement.	OH13			
OH14	Highland	Housing Alloc site 24	Built out with mix of new & old flats, houses & bungalows.		R			Built out	OH14			
OH15	Brookside Road	Housing alloc site			R			Built out	OH15			
OH16	West Oxhey Hall	Gardens / open land			R			Wildlife site and public open space. Access and ownership issues. Retain existing housing.	OH16			
OH 17	The Fairway	residential home		0.3369	A				OH 17		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
OH1																			
OH2																			
OH3																			
OH4																			
OH5																			
OH6																			
OH7																			
OH8																			
OH9																			
OH10																			
OH11	✓								Site is in green belt.										
OH12																			
OH13																			
OH14																			
OH15																			
OH16																			
OH17	✓								Site is close to green belt.										

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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		
OH1	Silk Mill Court							OH1
OH2	Silk Mill Road							OH2
OH3	off Russell Way							OH3
OH4	Brookside Road							OH4
OH5	off Silk Mill Road							OH5
OH6	Oxhey Hall, Broomfield Lane							OH6
OH7	The Oaks							OH7
OH8	Anthony Close							OH8
OH9	Beaulieu Close							OH9
OH10	off Anthony Close							OH10
OH 11	Green Lane	0.98	2	33	60	47		OH 11
OH12	South Oxhey Playing Fields, Prestwick Road							OH12
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road							OH13
OH14	Highland							OH14
OH15	Brookside Road							OH15
OH16	West Oxhey Hall							OH16
OH 17	The Fairway	0.3369	9	14	32	23		OH 17

	<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)	
OH1								
OH2								
OH3								
OH4								
OH5								
OH6								
OH7								
OH8								
OH9								
OH10								
OH 11				L	L	M	No phasing period	This is a small car park associated with the golf course and a pub called The Pavilion. The car park is not very well used during the day and there is no obvious intention to develop. It is likely to be in single ownership. It is in a low value area. This site is likely to come forward in conjunction with OH12, therefore the same issues will apply.
OH12								
OH13								
OH14								
OH15								
OH16								
OH 17				M	M	M-H	0-5 years	Residential home. Site put forward by Herts County Council. Attractive development site. Possible costs associated with demolition.

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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		
OH1	Silk Mill Court																OH1
OH2	Silk Mill Road																OH2
OH3	off Russell Way																OH3
OH4	Brookside Road																OH4
OH5	off Silk Mill Road																OH5
OH6	Oxhey Hall, Broomfield Lane																OH6
OH7	The Oaks																OH7
OH8	Anthony Close																OH8
OH9	Beaulieu Close																OH9
OH10	off Anthony Close																OH10
OH 11	Green Lane	0.98	2	U	N									33	60		OH 11
OH12	South Oxhey Playing Fields, Prestwick Road																OH12
OH13	Oxhey Park Golf Centre (driving range only); Preswick Road																OH13
OH14	Highland																OH14
OH15	Brookside Road																OH15
OH16	West Oxhey Hall																OH16
OH 17	The Fairway	0.3369	9	U	N	14	32										OH 17
					Total Urban	14	32	0	0	0	0	0	0	33	60		
					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	14	32	0	0	0	0	0	0	33	60		