

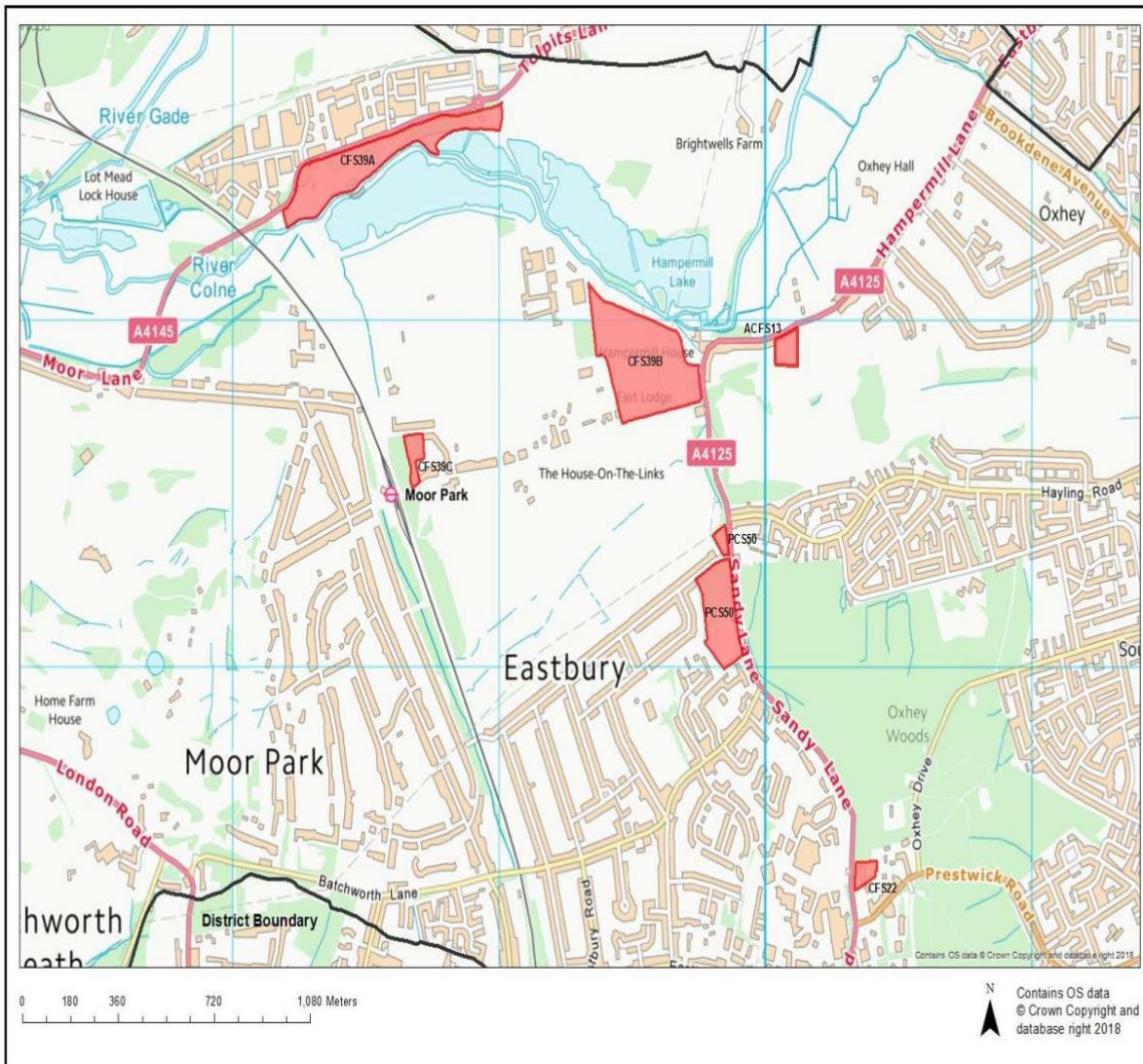
Three Rivers District Council

– Consultation on sites for Potential Development

Following a notification from Three Rivers District Council [TRDC] indicating the various sites being offered for consideration to be developed in an effort to provide sufficient housing over the coming 18 years, a residents meeting was held on the evening of 17th December 2018 for clarification, discussion and questions.

The sites with most immediate potential impact for the Moor Park Estate are indicated in the map below.

Moor Park and Eastbury Area Map



The key sites are:-

Site Reference	Full Address
CFS39C	Land at Sandy Lodge Lane and Askew Road, Moor Park
CFS39A	Land south of Tolpits Lane
CFS39B	Land to the east of Merchant Taylors' School
PCS50	Land at The Roughts, Eastbury
CFS22	Land at Knoll Oak, Sandy Lane
ACFS13	Land at Hampermill Lane

The core information from the TRDC consultation document includes;

1. plot size
2. Current Use
3. Potential use
4. Indicative dwelling capacity
5. Phasing time (e.g. 1-5 years)

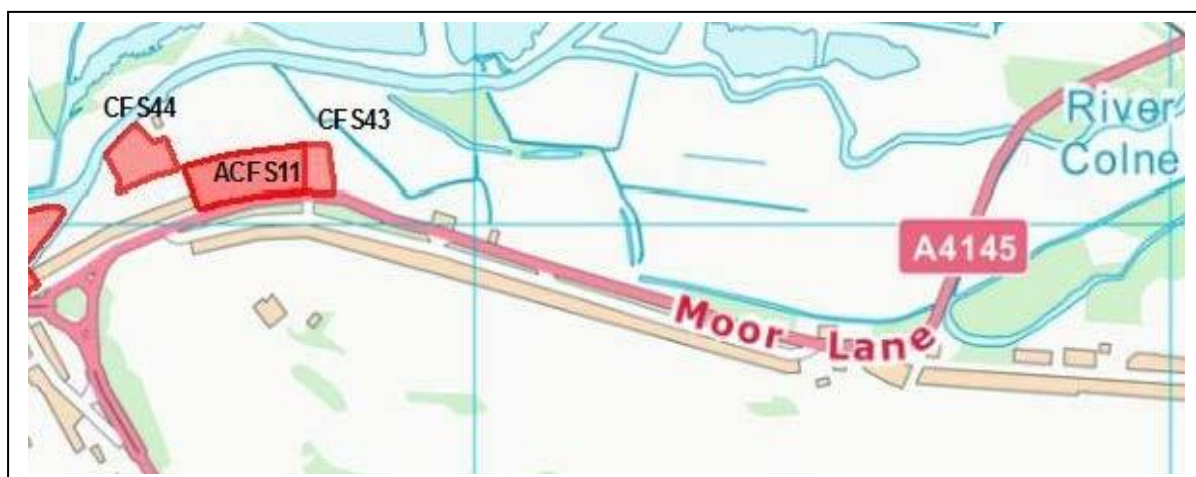
Site	Plot Size [acres]	Current Use	Potential use	Dwelling Capacity	Dwellings per acre	Phasing time Yrs
CFS39C	1.7	Woodland	Residential	10 -20	6 - 12	1 - 5
CFS39A	17	Open, Woodland & Residential	Residential	70-140	4 - 8	6 - 10
CFS39B	22.7	Open & Woodland	Education	Educational	n/a	6 - 10
PCS50	9	Woodland	Residential	110 - 145	12 - 16	1 - 5
CFS22	1.23	Residential	Residential	25 - 30	20 - 24	1 - 5
ACFS13	2	Agricultural	Residential	15 - 25	7.5 – 12.5	1 -10

There are a range of key issues and constraints to be considered for each site and it is these that would provide the basis for any response to the consultation.

Issue / Constraint	CFS39C	CFS39A	CFS39B	PCS50	CFS22	ACFS13
Green Belt	✓	✓	✓	✓	North of site	✓ & opposite
Green Field land [no previous development]	✓	Unused	Unused	Unused	Part + Part brownfield	✓
Flood Risk	Low	Low + small area = high	Low + small area = high	Low	Low	Low
Includes Tree Preservation Order	✓	✓	✓	✓	✓	✗
Adjacent or in Moor Park Conservation Area	✓	✓	✓	✗	✗	✗
Within site of Archaeological interest	✓	✓	✓	✗	✗	✗
Listed Building present	✗	✓	✗	Nearby	✗	✗
Local Wildlife site	To South	✓	North & South	Close. Local Nature Reserve	✗	✗
Evidence of Wildlife presence	Badgers	✗	✗	✗	✗	✗
Access issues	Consent required	✗	✗	✗	✗	✓

Issue / Constraint	CFS39C	CFS39A	CFS39B	PCS50	CFS22	ACFS13
Poorly served by pavements / pathways	✗	✓	✗	✗	✓	✓
High Traffic speeds on carriageway	✗	✓	✗	✗	Limited sightline to Sandy Lane	✓
Landscape issues require investigation	✗	✓	✗	✗	✗	✗
Other	✗	Significant traffic impact at dangerous junction of Moor Lane & Sandy Lodge Road	Traffic impact at junction of Sandy Lodge Lane & Hampermill Lane	Restrictive Covenant	Good Tree Screen	In Strategic Green Belt Gap.

There are also three overlapping or abutting sites adjacent to the Moor Park Estate.



Sites combined	Plot Size [acres]	Current Use	Potential use	Dwelling Capacity	Dwellings per acre	Phasing time Yrs
CFS43, ACFS11, CFS44	14.2	Grazing & Farmland	Residential -all 3 sites	35 - 50	8 - 12	1 - 5

For these sites

KEY ISSUES/CONSTRAINTS

- Green Belt
- Green field land
- Low, medium and **high** flood risks (zones 1, 2 and 3)
- Local Wildlife Site issues/impact (either within LWS – viz site refs 43 and 11 or adjacent to LWS – viz site ref 44)
- Potential traffic impact especially at junction of Sandy Lodge Road at Gatehouse with Moor Lane and all roads through the Conservation Area

All residents were encouraged to view the TRDC plan itself at:

<https://www.threerivers.gov.uk/egcl-page/new-local-plan>

and to view the Sustainability Appraisal Working Note.pdf document dated October 2018 found lower down the page.

Everyone was encouraged to submit their individual comments urgently as the consultation period ended on Friday 21st December 2018.