



TRDC Local Plan Policy Options 2021

5th June 2021

The following sites have been listed following the original “call for sites” in 2018. Many of the sites we strongly objected to where the site was both in Green Belt and subject to flooding have been removed but we have considered those that are left.

We have to accept that the District Council are required by the Government to increase housing stock. The main thing we need to press for is one and two bedroom housing providing our children with local homes they can afford and not be forced to move away from the area.

Such homes will take up less space and thus reduce the amount of land required for each dwelling.

As a result, we have had to leave in some sites we would rather object to but, unless the District Council are able to find spaces for these new homes, they may be forced into using sites that are inappropriate.

In addition, we will fight to ensure that any new developments are planned with sewage disposal, doctors and dentists, public transport and traffic flow as well as other considerations taken into account.

Whilst the loss of some Green Belt is inevitable, we will do our best to persuade TRDC to keep this loss to an absolute minimum. All sites where we have no objection are subject to privacy of surrounding dwellings and traffic flows.

We will consider the plans for each site as they come forward and respond to each one in turn.

Rickmansworth & Batchworth

OSPF22	Batchworth and Nine of Hearts Golf Clubs	618 Dwellings and Primary School
<p>This massive site is Green Belt and suffers from surface water flood risk. We accept that some of this land may have to be used but would prefer to see a smaller site leaving existing woods and walks round the site. Would the existing sewage system cope? Has a traffic survey taken place? We have concern that, in due course, we will be connected to Northwood with buildings and thus the Green Belt will have disappeared.</p>		
CFS40A	Park Road (over Met line)	112 Dwellings
<p>Ground water and surface water flood risks. Is building over the Met line a good idea? Subject to further details and better plans, we will not object subject to the dwellings being affordable.</p>		
CFS41	Rickmansworth Station	70 Dwellings
<p>RDRA strongly object. Surface water flood risk, Loss of historic station buildings, Where will resident’s cars be parked?</p>		
CFS59	West side of London Road	75 Bed care home
<p>Green Belt but RDRA will not object.</p>		
CFS60	Batchworth Mill	65 Dwellings
<p>Flood Zone. Historic Site. We would have no objection to the office buildings along Church Street being turned into flats. We would like to see the Mill Building turned into a community centre and / or museum with flats above. We would strongly object to the loss of Batchworth Mill.</p>		

CFS77	Library	7 Dwellings
Prefer to see alternative plans with a new Library on the ground floor with meeting / study rooms with flats above. The existing building is a bit of an eyesore but the Library is, or should be, a focal point in the community and needs to be fully accessible to the community.		
RWA13	Banstead Down	12 Dwellings
RDRA will not object subject to better details of access to site both during construction and when occupied.		
H17	Police Station	24 Dwellings
No Objection		
H18	Royal British Legion	6 Dwellings
What will happen to the Legion? RDRA would have no objection subject to provision being made for the future of the RBL premises. Suggest a new RBL Club with flats above.		
H21	Bridge Motors	39 Dwellings
This was to be an old folks home		
H22	Stockers Farm Road	60 Dwellings
Brown field site. No Objection		
Mill End		
Many of the sites in the 2018 list which, at the time, RDRA objected to, have not been included in the 2021 list.		
EOS7.0	West of Shepherds lane	760 Dwellings + Primary School
Although this is Green Belt we felt that we could not object to this as existing bus routes could be extended into the new estate and the site has the M25 to the north.		
P4A	Quickwood Close	7 Dwellings
No objection subject to privacy of other dwellings, This was to be a site for homes for the homeless.		
P7	Oakfield	6 Dwellings
No objection subject to privacy of other dwellings		
P33	Chiltern Drive	6 Dwellings
No objection subject to privacy of other dwellings		
P38	Whitfield Way	6 Dwellings
No objection subject to privacy of other dwellings		
P39	Queens Drive	7 Dwellings
No objection subject to privacy of other dwellings		
RW31	Uxbridge Road	12 Dwellings
No objection		
H15	Drill Yard	13 Dwellings
No objection subject to privacy of other dwellings		

Out of interest, TRDC have taken out the land to the south of Uxbridge Road behind the row of buildings which is used as a site to store fairground equipment and mobile homes for the staff.