

Bovingdon 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					
BOV1	Farriers Close	garage courts	surrounded by residential, very good condition, new		R			Built out	BOV1			
BOV2	Yew Tree Drive	builders yard, shed, dumping, parking, boarded up site	surrounded by residential. Large site with good access to town centre	0.215	A			Dereliction	BOV2		U	N
BOV3	Church Street	rear gardens of large properties	surrounded by church, town centre and residential. Potential access issues	0.508	A	Local character	No restrictions apparent	Access constraints and conservation area, but developer intention exists.	BOV3		U	N
BOV4	Newhouse Road	car park for pub	surrounded by pub, residential and town centre		R			Active car park	BOV4			
BOV5	Hawkins Way	housing- already built	surrounded by residential, farm and open land		R			Built out	BOV5			
BOV6	Dudley Close	garage courts	surrounded by residential, pub and retail. Well used and maintained. Slight overlooking issues		R	No restrictions apparent	No restrictions apparent	Active parking use	BOV6			
BOV7	St Lawrence Close	green space surrounded by residential	surrounded by residential. Overlooking and tree issues		R			Amenity value	BOV7			
BOV8	St Lawrence Close	green space surrounded by residential	surrounded by residential and hall. Overlooking issue		R			Amenity and overlooking	BOV8			
BOV9	High Street (31)	derelict house and garage sheds	surrounded by residential and town centre. Garages new and in good condition. Pre-applications for new development, hence case study applied		R	Need to retain listed building	No restrictions apparent	Under construction	BOV9			
BOV10	Granville Dean	garage courts and parking	surrounded by residential. Some used but badly maintained		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV10			
BOV11	St Lawrence Close	scout hut and gardens	surrounded by school and residential. Gardens overgrown, but looks to be in use		R	No restrictions apparent	No restrictions apparent	Community use	BOV11			
BOV12	St Lawrence Close	garage courts	surrounded by residential, community and school. Some use, but badly maintained		R	No restrictions apparent	No restrictions apparent	Merged with BOV11 and 14.	BOV12			
BOV13	St Lawrence Close	garage courts	surrounded by residential. Average condition but in use		R			Active parking use, no developer intention	BOV13			
BOV14	St Lawrence Close	green space/ garden? Surrounding scout hut	surrounded by school, residential and community		R			Merged with BOV11 and 12	BOV14			
BOV15	Vicarage Lane	vacant site	surrounded by residential		R			Open land with amenity value.	BOV15			
BOV16	Old Dean	green space surrounded by residential	surrounded by residential and town centre. Overlooking issue		R	No restrictions apparent	No restrictions apparent	Amenity and overlooking	BOV16			
BOV17	Hyde Meadows	garage courts	surrounded by residential. Average condition		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV17			
BOV18	Dean Field	garage courts	surrounded by residential. Average condition, little evidence of use. Large site, good access to town centre		R			Access constraints and active parking use, no developer intention	BOV18			

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BOV19	Old Dean	playground and green space surrounded by residential	surrounded by residential. Not well maintained. Overlooking and tree issues		R			Amenity value and playground use	BOV19			
BOV20	Hyde Lane	garage courts and parking	surrounded by residential, in average condition		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV20			
BOV21	Hyde Lane	green space surrounded by residential	surrounded by residential		R			Amenity and overlooking	BOV21			
BOV22	Hamer Close	car park	surrounded by residential.		R			Active parking use, no developer intention	BOV22			
BOV23	Hyde Meadows	garage courts	surrounded by residential. In bad condition, one row already removed		R			Active parking use	BOV23			
BOV24	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV24			
BOV25	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV25			
BOV26	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV26			
BOV27	Eastnor	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV27			
BOV28	Eastnor	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV28			
BOV29	Windsor Close	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV29			
BOV30	Windsor Close	car parking and garage courts	surrounded by residential. Large site		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV30			
BOV31	Windsor Close	car park	surrounded by residential		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV31			
BOV32	Lancaster Drive	green space surrounded by residential	surrounded by residential. Potential tree issue		R			Amenity value, trees and overlooking	BOV32			
BOV33	Lancaster Drive	green space surrounded by residential	surrounded by residential. Potential tree issue		R			Amenity value, trees and overlooking	BOV33			
BOV34	Howard Agne Close	garage courts	surrounded by residential. In full use		R			Active parking use, no developer intention	BOV34			
BOV35	Lancaster Drive	rear gardens	surrounded by residential. Inaccessible		R			Access constraints	BOV35			
BOV36	Green Lane	garden	surrounded by residential, open land and road. Inaccessible		R			Access constraints	BOV36			
BOV37	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV37			
BOV38	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV38			
BOV39	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV39			
BOV40	Green Lane	housing, built	surrounded by residential and town centre		R			Built out	BOV40			
BOV41	High Street	Coal Yard	surrounded by residential, retail and town centre. In active usage	0.061	A			Potential for relocation?	BOV41		U	N

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						Policy constraints	Physical constraints					
BOV42	High Street	Private car park	surrounded by town centre, retail and residential		R			Active parking use, no developer intention	BOV42			
BOV43	High Street/Old Dean	unused corner space	Surrounded by residential, retail and town centre. Possible space restrictions	0.019	A			Planning permission has already been sought.	BOV43		U	N
BOV44	High Street, Chiltern House	Vacant office building	Surrounded by residential and town centre	0.009	A				BOV44		U	N
BOV45	High Street	gardens of residential properties	surrounded by town centre and residential		R			Private gardens, developer intention not present	BOV45			
BOV46	High Street	garage and boarded up shop	surrounded by residential, pub, local centre and road	0.151	A			Developer interest in site	BOV46	PP for 14 units 1950/05. Also interest in site for small grocery store with flats above.	U	N
BOV47	High Street	vacant corner site	surrounded by pub, residential and town centre		R			Built out	BOV47			
BOV48	High Street	vacant factory/offices	surrounded by residential and town centre former abattoir. Conversion would be difficult for former abattoir	0.092	A			Potential for conversion/demolition	BOV48		U	N
BOV49	Church Lane	vacant	Surrounded by residential and town centre		R			Inaccessibility	BOV49			
BOV50	Church Street	car parking	surrounded by pub, residential land town centre. Poor quality and underused		R			Active parking use	BOV50			
BOV51	High Street	parking/yard	surrounded by residential, pub and town centre		R			Built out	BOV51			
BOV52	Duck Hall Farm	Farm buildings	This is an extension to an existing site.		R			Fails on Dacorum Greenfield Suitability Criteria	BOV52			
BOV53	Land off Green Lane	Open land	Separate to sites below. Number of units not specified.		R			Fails on Dacorum Greenfield Suitability Criteria	BOV53			
BOV54	Land south east of Green Lane				R			Merged into BOV53	BOV54			
BOV55	Land south east of Green Lane - duplicate of BOV 54				R			Merged into BOV53	BOV55			
BOV56	Garden Scene Nursery, Chapel Croft	Village Boundary	Seeking amendment to village boundary only.	1.073	A			JB Planning Associates are agents/promoters.	BOV56		G	N
BOV57	Land opposite Bowling Cottage	Housing			R			Duplicate of WA45	BOV57			
BOV58	Land on north east side of Shantock Lane	Open Land			R	Green Belt		Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV58			

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						Policy constraints	Physical constraints					
BOV59	Boxmoor House School	School		1.784	A			Size of site amended to exclude the Scheduled Ancient Monument on site and green space next to it. HCC are the owners and agents for this site.	BOV59		U	N
BOV60	Nunfield, Chipperfield	Garage Blocks	For affordable housing.	0.0555	A			Garage blocks on site. DBC are site owners, Hightown are agents promoters.	BOV60		U	N
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	Open Land		0.35	A			Site is in green belt. Edge of site in area of archeological significance. The Boxmoor Trust are the owners.	BOV 61		G	N
BOV 62	Former Friend at Hand pub site	Cleared/demolished		0.13	R			Site is in green belt. The Boxmoor Trust are the owners. Rejected on Greenfield Site Criteria grounds.	BOV 62		G	N
BOV 63	Bourne End Lane, Bourne End		Site sent from Brian Barber Associates. Southern end of the site was used previously for egg production business		R			1.2 hectares of the site were submitted by agent/promotor Adam Rove. Brian Barber Associates submitted a 0.96 hectare on behalf of owners Mr Rowe / Mr Horsfall / Mr Giddings. There is a lot of overlap between the sites. Amalgamated site rejected on Greenfield Site Suitability Criteria.	BOV 63			
BOV 64	Open land, off Meadow Way, Hemel Hempstead			0.1168	A			Some access constraints	BOV 64		G	N
BOV 65	Bourne End Mills, Bourne End Lane				R			Rejected due to recommendations in Employment Space Study	BOV 65			
BOV 66	Shantock hall lane	Open land			R			Site is outside the urban conurbation	BOV 66			
BOV 67	Long Lane	Open Land			R			Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV 67			
BOV 68	"Gables" cottage, Long Lane	Part of garden		0.04	A			Developer intention exists	BOV 68		U	N
BOV 69	Middle Lane	Open Land			R			Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV 69			
BOV 70	Chesham Road	Open Land		7.996	A			Developer intention exists	BOV 70		G	Y
BOV 71	"The Mount" prison	Young offenders institution			R			Facility appears to be in use and not being promoted for housing.	BOV 71			

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						Policy constraints	Physical constraints					
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	Mansion-style house and grounds		0.8313	A	Green Belt		Developer intention exists	BOV 72		U	N
BOV 73	Kings Lane, Chipperfield	Open land off Kings Lane		0.7861	A	Green Belt		Developer intention exists	BOV 73		G	N
BOV 74	London Road, Hemel Hempstead	Land around Bov 62	Garage and residential dwellings	1.08	A	Green Belt		Developer intention exists	BOV 74		U	N
BOV 75	Off Sheethanger Lane, Hemel Hempstead	Open land		2.033	A	Green Belt		Developer intention exists	BOV 75		G	N
BOV 76	Off Featherbed Lane, Hemel Hempstead	Residential dwelling and surrounding open land		1.184	A	Green Belt		Developer intention exists	BOV 76		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
BOV1																		
BOV2		√						In Bovington and Chipperfield Plateau.			√							Listed building on edge of site. In conservation area. Site is adjacent to an area of archeological significance.
BOV3	√	√						In Bovington and Chipperfield Plateau.			√							Site is adjacent to an area of archeological significance.
BOV4																		
BOV9																		
BOV10																		
BOV14																		
BOV16																		
BOV17																		
BOV18																		
BOV19																		
BOV20																		
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BOV38																		
BOV39																		

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
BOV40																		
BOV41		√			√				In Bovington and Chipperfield Plateau. Site is in a Shopping area in a local centre. Site is next to a local centre.		√							In Conservation Area. In an area of archeological significance.
BOV42																		
BOV43		√			√				In Bovington and Chipperfield Plateau. In Local Centre. Site is in a shopping centre in a local centre.		√							In an area of archeological significance.
BOV44											√							In an area of archeological significance.
BOV45																		
BOV46		√			√				In Bovington and Chipperfield Plateau. In Local Centre. Site is in Shopping Area for Local Centre. Site is in a local centre.		√							In area of archeological significance.
BOV47																		
BOV48		√	√		√	√			In Bovington and Chipperfield Plateau. Site partially on Open Land and Open Space. Site is in a local centre.		√							Site is next to a listed building. In an area of archeological significance.
BOV49																		
BOV50																		
BOV 56	√								Site is in green belt.									
BOV 58																		
BOV 59							√	√	Site is in open space. School building on site.		√		√					Listed building on edge of site. Scheduled ancient monument on site. In an area of archeological significance. TPOs on edge of the site.
BOV 60	√	√							Site is in green belt. In bovingdon and chipperfield plateau character area.									

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
BOV 61	√					√		In green belt. Edge of site in open space.		√	√	√		√			Next to listed buildings. Edge of site in area of archeological significance. Edge of site is in a wildlife site. Public right of way runs along edge of site.
BOV 62																	
BOV 63																	
BOV 64	√							In green belt.			√						In area of archeological significance.
BOV 65																	
BOV 66																	
BOV 67																	
BOV 68	√							In green belt.									
BOV 69																	
BOV 70	√							In green belt.					√				TPOs on the eastern edge of the site.
BOV 71																	
BOV 72	√							In green belt.			√						Site is partially in conservation area.
BOV 73	√							In green belt.			√						Site is partially in conservation area.
BOV 74	√							In green belt.			√						Listed building on site.
BOV 75	√							In green belt.									
BOV 76	√							In green belt.	√								Site is partially in wildlife site.

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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		
BOV1	Farriers Close							BOV1
BOV2	Yew Tree Drive	0.215	3	9	15	12		BOV2
BOV3	Church Street	0.508	14	17	27	22		BOV3
BOV4	Newhouse Road							BOV4
BOV5	Hawkins Way							BOV5
BOV6	Dudley Close							BOV6
BOV7	St Lawrence Close							BOV7
BOV8	St Lawrence Close							BOV8
BOV9	High Street (31)							BOV9
BOV10	Granville Dean							BOV10
BOV11	St Lawrence Close							BOV11
BOV12	St Lawrence Close							BOV12
BOV13	St Lawrence Close							BOV13
BOV14	St Lawrence Close							BOV14
BOV15	Vicarage Lane							BOV15
BOV16	Old Dean							BOV16
BOV17	Hyde Meadows							BOV17
BOV18	Dean Field							BOV18
BOV19	Old Dean							BOV19
BOV20	Hyde Lane							BOV20
BOV21	Hyde Lane							BOV21
BOV22	Hamer Close							BOV22
BOV23	Hyde Meadows							BOV23
BOV24	Dinmore							BOV24
BOV25	Dinmore							BOV25
BOV26	Dinmore							BOV26
BOV27	Eastnor							BOV27
BOV28	Eastnor							BOV28
BOV29	Windsor Close							BOV29
BOV30	Windsor Close							BOV30
BOV31	Windsor Close							BOV31
BOV32	Lancaster Drive							BOV32
BOV33	Lancaster Drive							BOV33
BOV34	Howard Agne Close							BOV34
BOV35	Lancaster Drive							BOV35
BOV36	Green Lane							BOV36
BOV37	Nye Way							BOV37
BOV38	Nye Way							BOV38
BOV39	Nye Way							BOV39
BOV40	Green Lane							BOV40
BOV41	High Street	0.061	11	2	4	3		BOV41
BOV42	High Street							BOV42
BOV43	High Street/Old Dean	0.019	11	1	1	1		BOV43
BOV44	High Street, Chiltern House	0.009	1	0	1	1		BOV44
BOV45	High Street							BOV45
BOV46	High Street	0.151	N/A	14	14	14		BOV46
BOV47	High Street							BOV47
BOV48	High Street	0.092	11	3	7	5		BOV48
BOV49	Church Lane							BOV49
BOV50	Church Street							BOV50
BOV51	High Street							BOV51
BOV52	Duck Hall Farm							BOV52
BOV53	Land off Green Lane							BOV53

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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		
BOV54	Land south east of Green Lane							BOV54
BOV55	Land south east of Green Lane - duplicate of BOV 54							BOV55
BOV56	Garden Scene Nursery, Chapel Croft	1.073	3	44	74	59		BOV56
BOV57	Land opposite Bowling Cottage							BOV57
BOV58	Land on north east side of Shantock Lane							BOV58
BOV59	Boxmoor House School	1.784	12	18	45	31		BOV59
BOV60	Nunfield, Chipperfield	0.05545	3	2	4	3		BOV60
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	3	14	24	19		BOV 61
BOV 62	Former Friend at Hand pub site							BOV 62
BOV 63	Bourne End Lane, Bournes End							BOV 63
BOV 64	Open land, off Meadow Way	0.1168	3	5	8	6		BOV 64
BOV 65	Bourne End Mills, Bourne End Lane							BOV 65
BOV 66	Shantock hall lane							BOV 66
BOV 67	Long Lane							BOV 67
BOV 68	"Gables" cottage, Long Lane	0.04	12	1	1	1		BOV 68
BOV 69	Middle Lane							BOV 69
BOV 70	Chesham Road	7.996	L	200	280	240		BOV 70
BOV 71	"The Mount" prison							BOV 71
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	0.8313	3	34	57	46		BOV 72
BOV 73	Kings Lane, Chipperfield	0.7861	3	32	54	43		BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	1	44	130	87		BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.033	3	83	140	112		BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.184	3	49	82	65		BOV 76

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Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	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)		Phasing (0-5, 6-10, 11-15, 15+)	
BOV1								
BOV2			M	M	M		No phasing period	The site is currently occupied by pigeon coops, as well as a sign manufacturer and assorted other sheds. There is also some car parking on the site. The site would be able to provide a small residential scheme of approximately 10 units. There will be planning constraints related to rights of light and overlooking from surrounding residential properties, also some development costs attributed to demolition of existing structures. There may be ownership issues on the site that would need to be resolved before development could commence.
BOV3			M	L	M		0-5 years	The site is currently back gardens to residential units. It would suit a low density housing scheme. There will be planning constraints related to rights of light and overlooking from surrounding residential properties
BOV4								
BOV5								
BOV6								
BOV7								
BOV8								
BOV9								
BOV10								
BOV11								
BOV12								
BOV13								
BOV14								
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BOV31								
BOV32								
BOV33								
BOV34								
BOV35								
BOV36								
BOV37								
BOV38								
BOV39								
BOV40								
BOV41			M-H	L-M	L-M		No phasing period	The site is currently the storage yard for a aggregate distribution business on the main High Street. The site would be capable of accommodating a small scale residential scheme of approximately 10 dwellings. There are likely to be planning issues regarding access, overlooking, rights of light and also ownership issues on the site. If the site were to come forward for development, it is likely to be attractive to a local developer.
BOV42								
BOV43			M-H	M	L		0-5 years	The site is currently the rear gardens of a residential property that borders the High Street. The site is incapable of providing more than one or two new residential units. However, developer interest exists.
BOV44			M	M-H	M		No phasing	Vacant office building on the high street with conversion potential. Adjoins existing residential. Development costs medium. Likely to be attractive to a local housebuilder. Developer intention/current use unknown.
BOV45								
BOV46			M	M	H		0-5 years	Planning permission granted
BOV47								

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BOV60			M	M-H	M		0-5 years	This site consists of garage courts in a residential area. All in DBC ownership, there is intention to develop.
BOV 61			M-H	L	M-H		6-10 years	The site is an open area of greenfield land adjoining the main A roads. The A41 to the north and existing residential detached properties to the west. The site would be capable of providing a small scale residential development, although planning issues might include noise nuisance from the A road and rights to light and overlooking issues from adjacent residential properties. Access would need to be improved as currently it is very poor. The site may interest a local or regional housebuilder. Developer intention exists.
BOV 62								
BOV 63								
BOV 64			M	L	M-H		0-5 years	This site is a small greenfield site located off Meadow Way. Development costs will be relatively low. Access is gained through the access path to the existing dwellings. Developer intention exists.
BOV 65								
BOV 66								
BOV 67								
BOV 68				L	H	M	0-5 years	Small plot in back garden. Access past existing house from road. Submitted by owner, developer intention exists.
BOV 69								
BOV 70				M-L	M	M-H	6-10 years	This is a large greenfield site on the edge of the existing urban area of Bovingdon. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Bovingdon, this would be an attractive site for a regional or national housebuilder.
BOV 71								
BOV 72				H	M-H	M-H	0-5 years	This is a large mansion-style house and grounds within the existing urban area of Chipperfield. It is unclear whether the existing property is listed or if there are heritage considerations. Depending on these, development might have to be a conversion rather than demolition and newbuild. Either way, there are development costs. Subject to these costs, this would be an attractive site for a regional or national housebuilder.

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BOV 73				L	M	M	0-5 years	This is a small greenfield site on the edge of the existing urban area of Chipperfield. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Chipperfield, this would be an attractive site for a regional or local housebuilder.
BOV 74				M			6-10 years	The site is two commercial premises, which would entail demolition costs. The site topography is difficult with a steep slope up away from the road. Were the site to come forward for development, it is likely that a regional housebuilder would develop the site into a medium-sized residential scheme, perhaps together with BOV 62. Developer intention exists.
BOV 75				L	M	M-H	0-5 years	This is a small greenfield site on the edge of the existing urban area of Felden in Hemel Hempstead. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Hemel, this would be an attractive site for a regional or local housebuilder.
BOV 76				L	M	M-H	0-5 years	This is a small greenfield site on the edge of the existing urban area of Felden in Hemel Hempstead. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Hemel, this would be an attractive site for a regional or local housebuilder.

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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		
BOV1	Farriers Close																BOV1
BOV2	Yew Tree Drive	0.22	3	U	N									9	15		BOV2
BOV3	Church Street	0.51	14	U	N	17	27										BOV3
BOV4	Newhouse Road																BOV4
BOV5	Hawkins Way																BOV5
BOV6	Dudley Close																BOV6
BOV7	St Lawrence Close																BOV7
BOV8	St Lawrence Close																BOV8
BOV9	High Street (31)																BOV9
BOV10	Granville Dean																BOV10
BOV11	St Lawrence Close																BOV11
BOV12	St Lawrence Close																BOV12
BOV13	St Lawrence Close																BOV13
BOV14	St Lawrence Close																BOV14
BOV15	Vicarage Lane																BOV15
BOV16	Old Dean																BOV16
BOV17	Hyde Meadows																BOV17
BOV18	Dean Field																BOV18
BOV19	Old Dean																BOV19
BOV20	Hyde Lane																BOV20
BOV21	Hyde Lane																BOV21
BOV22	Hamer Close																BOV22
BOV23	Hyde Meadows																BOV23
BOV24	Dinmore																BOV24
BOV25	Dinmore																BOV25
BOV26	Dinmore																BOV26
BOV27	Eastnor																BOV27
BOV28	Eastnor																BOV28
BOV29	Windsor Close																BOV29
BOV30	Windsor Close																BOV30
BOV31	Windsor Close																BOV31
BOV32	Lancaster Drive																BOV32
BOV33	Lancaster Drive																BOV33
BOV34	Howard Agne Close																BOV34
BOV35	Lancaster Drive																BOV35
BOV36	Green Lane																BOV36
BOV37	Nye Way																BOV37
BOV38	Nye Way																BOV38
BOV39	Nye Way																BOV39
BOV40	Green Lane																BOV40
BOV41	High Street	0.06	11	U	N									2	4		BOV41
BOV42	High Street																BOV42
BOV43	High Street/Old Dean	0.02	11	U	N	1	1										BOV43
BOV44	High Street, Chiltern House	0.01	1	U	N									0	1		BOV44
BOV45	High Street																BOV45
BOV46	High Street	0.15	N/A	U	N	14	14										BOV46
BOV47	High Street																BOV47
BOV48	High Street	0.09	11	U	N									3	7		BOV48
BOV49	Church Lane																BOV49
BOV50	Church Street																BOV50
BOV51	High Street																BOV51
BOV52	Duck Hall Farm																BOV52
BOV53	Land off Green Lane																BOV53

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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		
BOV54	Land south east of Green Lane																BOV54
BOV55	Land south east of Green Lane - duplicate of BOV 54																BOV55
BOV56	Garden Scene Nursery, Chapel Croft	1.07	3	G	N									44	74		BOV56
BOV57	Land opposite Bowling Cottage																BOV57
BOV58	Land on north east side of Shantock Lane																BOV58
BOV59	Boxmoor House School	1.78	12	U	N	18	45										BOV59
BOV60	Nunfield, Chipperfield	0.06	3	U	N	2	4										BOV60
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	3	G	N			14	24								BOV 61
BOV 62	Former Friend at Hand pub site																BOV 62
BOV 63	Bourne End Lane, Bourne End																BOV 63
BOV 64	Open land, off Meadow Way, Hemel Hempstead	0.12	3	G	N	5	8										BOV 64
BOV 65	Bourne End Mills, Bourne End Lane																BOV 65
BOV 66	Shantock hall lane																BOV 66
BOV 67	Long Lane																BOV 67
BOV 68	"Gables" cottage, Long Lane	0.04	12	U	N	1	1										BOV 68
BOV 69	Middle Lane																BOV 69
BOV 70	Chesham Road	8.00	L	G	Y			200	280								BOV 70
BOV 71	"The Mount" prison																BOV 71
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	0.83	3	U	N	34	57										BOV 72
BOV 73	Kings Lane, Chipperfield	0.79	3	G	N	32	54										BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	1	U	N			44	130								BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.03	3	G	N	83	140										BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.18	3	G	N	49	82										BOV 76
						Total Urban	87	149	44	130	0	0	0	0	15	27	
						Total Greenfield	169	284	214	304	0	0	0	0	44	74	
						Total >5ha	0	0	200	280	0	0	0	0	0	0	
						Total	256	434	259	434	0	0	0	0	59	101	