

Corner 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					
CH1	Charlesworth Close	garage courts	surrounded by residential, close to main town		R			In average/good condition. Retain for parking use	CH1			
CH2	Bevan Close	garage courts and rear gardens	surrounded by residential, close to main town. Could not access gardens		R			Access issues and retain garage courts for parking use	CH2			
CH3	Fern Drive	garage courts	surrounded by residential, close to open space and main centre		R			In average/good condition. Retain for parking use	CH3			
CH4	Fern Drive	garage courts	large site surrounded by residential, close to open space and main centre		R			In average/good condition. Retain for parking use	CH4			
CH5	Burnet Close	garage courts	quite large site, fronting to open space, adjacent to pathway linking surrounding area		R			In average/good condition. Retain for parking use	CH5			
CH6	Crabtree Lane	garage courts and rear gardens	large site, close to local shops		R			In average/good condition. Retain for parking use	CH6			
CH7	Talbot Court	garage courts and rear gardens	very large site, close to open space, employment and main centre		R			In average/good condition. Retain for parking use	CH7			
CH8	Johnson Court	rear gardens	large site, access could easily be provided through Johnson Court		R			Retain rear gardens. Some completed schemes.	CH8			
CH9	Dowling Court	garage and rear gardens	active garage in residential area		R			In average/good condition. Retain for parking use	CH9			
CH10	Lawn Lane	Church	site with good setting and road frontage, close to open space and residential areas. Church looks inactive		R			Retain community facility.	CH10			
CH11	Ivory Court	garage courts	large site surrounded by residential		R			In average/good condition. Retain for parking use	CH11			
CH12	Royal Court	garage courts	small site surrounded by residential		R			In average/good condition. Retain for parking use	CH12			
CH13	Katherine Close	garage courts	good end site surrounded by residential		R			In average/good condition. Retain for parking use. Also needed for access to adjacent properties	CH13			
CH14	Newell Road	residential unit under construction	quite large site, surrounded by residential, backgardens		R			Built out	CH14			
CH15	St Albans Hill	garage	good access to main road, current uses in need of some investment	0.326	A				CH15		U	N
CH16	Deaconsfield Road	rear gardens, garage courts and car sales	Garage courts in poor repair, graffiti and dumping present. Pathways connecting surrounding areas	0.108	R			Retain garage courts for parking use	CH16			
CH16a	Deaconsfield Road	rear gardens		0.68	A			planning applications in, some at appeal. Backlands site retained due genuine developer interest and activity.	CH16a	Various applications submitted over time. Some completed schemes.	U	N

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CH17	Jennings Way	vacant green space, hedging	small site, surrounded by residential and open land. Dense and overgrown		R			Protected open space	CH17			
CH18	Sempill Road	garage courts and rear gardens		0.305	A			Pre-application discussions	CH18		U	N
CH19	Lime Walk	garage courts	surrounded by residential, close to open land.some empty garage courts. Opportunity to reduce garage courts and gain housing space		R			In average/good condition. Retain for parking use	CH19			
CH20	Langley Avenue	garage courts	decent sized site surrounded by residential, close to open land, pathways going through. Evidence of use of the courts		R			In average/good condition. Retain for parking use	CH20			
CH21	Langley Avenue	garage courts and corner site	green space with trees, garage courts in good condition		R			Quality green space & mature trees on site, garage court in active use	CH21			
CH22	Belmont Road	Bungalow	prime frontage site, near to main road		R			There would be no net unit gain from developing this site- design case study suggests 1 existing resi unit would be replaced by another	CH22			
CH23	Lawn Lane	substation and rear gardens	good location, close to Hemel, main roads, employment and open space. Large site, access could be easily provided through substation site. Inaccessible on site visit		R			Movement of substation unviable and retain gardens	CH23			
CH24	St Albans Road	Telephone exchange and other office buildings	good location, large site, close to town centre, residential, employment and open land	0.899	A			Edge of site in flood zones 2 and 3a.	CH24	Part of site subject to developer discussion.	U	N
CH25	Cedar Walk	rear of commercial units			R			Merged into CH24	CH25			
CH26	Old Crabtree Lane	Jarman Centre	actively used, large site		R			Retain community facilities.	CH26			
CH27	Old Crabtree Lane	Mountbatten Lodge	active hospital		R			Retain community facilities.	CH27			
CH28	Lawn Lane	Derelict retail units	good location close to Hemel Hempstead town centre	0.024	A			Edge of site in flood zones 2 and 3a.	CH28		U	N
CH29	Lawn Lane	rear of commercial units	overgrown garden and shed, potential for infilling with housing	0.032	A			Edge of site in flood zones 2 and 3a.	CH29		U	N
CH30	Dowling Court	Back gardens and backlands		0.505	A			current planning applications coming in on some sites, so genuine developer interest exists.	CH30		U	N
CH31	Land r/o Simmonds Rise and Bassil Road	Back gardens			R			Retain back gardens- no evidence of developer interest	CH31		U	N

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CH32	Two Waters Road	Filling Station		0.135	A			Site owned by First London Investment Group and is being promoted by Planning and Regeneration and Cllr Alan Anderson. Original interest in a mixed employment/residential development.	CH 32		U	N
CH33	Jarman Park	Open space			R			Site rejected in order to maintain amenity space.	CH 33			

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
CH1																
CH2																
CH3																
CH4																
CH5																
CH6																
CH7																
CH8																
CH9																
CH10																
CH11																
CH12																
CH13																
CH14																
CH15													√			Some access issues.
CH16																
CH16a												√				3 TPOs on western and eastern edges of site.
CH17																
CH18					√		Site partially on open space.									
CH19																
CH20																
CH21																
CH22																
CH23																
CH24				√			In local centre. Close to General Employment Area.	√								Site within flood zones 2 and 3a.
CH25																
CH26																
CH27																
CH28			√				In General Employment Area.	√								Site within flood zones 2 and 3a.
CH29			√				In General Employment Area.	√								Site within flood zones 2 and 3a.

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CH30					√		Site partially on open space.									
CH31							(no designations)									
CH32			√				In General Employment Area.	√								Flood zone 3b on edge of site.

Corner Hall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CH1	Charlesworth Close							CH1
CH2	Bevan Close							CH2
CH3	Fern Drive							CH3
CH4	Fern Drive							CH4
CH5	Burnet Close							CH5
CH6	Crabtree Lane							CH6
CH7	Talbot Court							CH7
CH8	Johnson Court							CH8
CH9	Dowling Court							CH9
CH10	Lawn Lane							CH10
CH11	Ivory Court							CH11
CH12	Royal Court							CH12
CH13	Katherine Close							CH13
CH14	Newell Road							CH14
CH15	St Albans Hill	0.326	19	15	59	37		CH15
CH16	Deaconsfield Road							CH16
CH16a	Deaconsfield Road	0.68	5	26	43	34		CH16a
CH17	Jennings Way							CH17
CH18	Sempill Road	0.305	11	11	22	17		CH18
CH19	Lime Walk							CH19
CH20	Langley Avenue							CH20
CH21	Langley Avenue							CH21
CH22	Belmont Road							CH22
CH23	Lawn Lane							CH23
CH24	St Albans Road	0.899	2	31	55	43		CH24
CH25	Cedar Walk							CH25
CH26	Old Crabtree Lane							CH26
CH27	Old Crabtree Lane							CH27
CH28	Lawn Lane	0.024	9	1	2	2		CH28
CH29	Lawn Lane	0.032	9	1	3	2		CH29
CH30	Dowling Court	0.505	5	19	32	26		CH30
CH31	Land r/o Simmonds Rise and Bassil Road							CH31
CH32	Two Waters Road	0.135	7	9	14	11		CH32

Corner Hall Ward

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+)	
CH1								
CH2								
CH3								
CH4								
CH5								
CH6								
CH7								
CH8								
CH9								
CH10								
CH11								
CH12								
CH13								
CH14								
CH15			M-L	M	M-L		No phasing period	Site is currently an operational garage and vacant land to the rear in a residential area. Constraints to development include possible land assembly issues around potentially multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. A local or regional house builder may be interested. Developer intention is unknown.
CH16								
CH16a			M-L	M	M-L		0-5 years	Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest, coming forward bit by bit rather than comprehensively.
CH17								

Corner Hall Ward

								Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest exists.
CH18			M-L	M	M-L		0-5 years	
CH19								
CH20								
CH21								
CH22								
CH23								
								Site is currently one six storey and one 4 storey office block. Site is in a prominent town centre location and is close to local transport links. Site is large enough to be able to accommodate a small to medium scale residential scheme of flatted development. Town centre apartments might be the most appropriate use here. There is likely to be significant development cost associated with demolition of the existing building and there are likely to be rights to light and overlooking issues from surrounding properties. There may also be noise nuisance from nearby main roads. Developer interest exists.
CH24			M	H	M-L		6-10 years	
CH25								
CH26								
CH27								
								Site is currently a retail unit with residential apartments above, in a dilapidated state. Were the site to come forward for development, access would need to be improved and demolition of the property completed. Site is close to town centre and good road links. May be of interest to a local developer. Developer intention unknown.
CH28			M-L	M-H	M		No phasing period	
								Site currently encompasses a road front retail premises and rear car parking. Building is up for sale with Reith Melhuish as freehold sale. Were the site to come forward for development, access to the main road would need to be improved. May be of interest to a local housebuilder.
CH29			M-L	M	M		0-5 years	

Corner Hall Ward

								Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest, coming forward bit by bit rather than comprehensively.
CH30			M-L	M	M-L		0-5 years	
CH31								
CH32			M	M	M-H		0-5 years	Site currently encompasses a filling station on a corner site. Developer intention exists. May be of interest to a local housebuilder. May be policy objections to housing in a General Employment Area.

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CH1	Charlesworth Close																CH1
CH2	Bevan Close																CH2
CH3	Fern Drive																CH3
CH4	Fern Drive																CH4
CH5	Burnet Close																CH5
CH6	Crabtree Lane																CH6
CH7	Talbot Court																CH7
CH8	Johnson Court																CH8
CH9	Dowling Court																CH9
CH10	Lawn Lane																CH10
CH11	Ivory Court																CH11
CH12	Royal Court																CH12
CH13	Katherine Close																CH13
CH14	Newell Road																CH14
CH15	St Albans Hill	0.326	19	U	N									15	59		CH15
CH16	Deaconsfield Road																CH16
CH16a	Deaconsfield Road	0.68	5	U	N	26	43										CH16a
CH17	Jennings Way																CH17
CH18	Sempill Road	0.305	11	U	N	11	22										CH18
CH19	Lime Walk																CH19
CH20	Langley Avenue																CH20
CH21	Langley Avenue																CH21
CH22	Belmont Road																CH22
CH23	Lawn Lane																CH23
CH24	St Albans Road	0.899	2	U	N			31	55								CH24
CH25	Cedar Walk																CH25
CH26	Old Crabtree Lane																CH26
CH27	Old Crabtree Lane																CH27
CH28	Lawn Lane	0.024	9	U	N									1	2		CH28
CH29	Lawn Lane	0.032	9	U	N	1	3										CH29
CH30	Dowling Court	0.505	5	U	N	19	32										CH30
CH31	Land r/o Simmonds Rise and Bassil Road																CH31
CH32	Two Waters Road	0.135	7	U	N	9	14										CH32
						Total Urban	66	114	31	55	0	0	0	0	16	61	
						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	66	114	31	55	0	0	0	0	16	61	