



Centre for Sustainability

Dacorum Borough Council

Sustainability Appraisal (incorporating Strategic
Environmental Assessment) Addendum to Working
Note for the Emerging Core Strategy

Appendix B – Additional Strategic Development
Locations and Sites
Assessment

Appendix C - Additional Locations Information
(provided by DBC)

April 2010

Appendix B: Additional Strategic Development Locations and Sites Assessment

This appendix includes the assessment tables for the additional strategic development location and site options that have been put forward for consideration at Hemel Hempstead.

The additional locations and sites have been assessed against the SA/SEA framework objectives in terms of their overall performance ranked from 'very sustainable' to 'very unsustainable', using the scoring criteria outlined below.

Key to Assessment Scores

The following table outlines the symbols and abbreviations used to document the results of the assessment process.

Significance Assessment	Description
✓✓	Very sustainable - Option is likely to contribute significantly to the SA/SEA objective
✓	Sustainable - Option is likely to contribute in some way to the SA/SEA objective
?	Uncertain – It is uncertain how or if the Option impacts on the SA/SEA objective
–	Neutral – Option is unlikely to impact on the SA/SEA objective
x	Unsustainable – Option is likely to have minor adverse impacts on the SA/SEA objective
xx	Very unsustainable – Option is likely to have significant adverse impacts on the SA/SEA objective

SA Objectives

The table below outlines the Sustainability Objectives that have been used to focus the assessment process and details the reference term which is used in the assessment tables for the sake of brevity. The full framework of objectives and associated sub-objectives can be found as Appendix A in the main working note.

SA Objective		Reference Term
1	To protect, maintain and enhance biodiversity and geodiversity at all levels, including the maintenance and enhancement of Biodiversity Action Plan habitats and species in line with local targets	Biodiversity
2	To protect, maintain and enhance water resources (including water quality and quantity) while taking into account the impacts of climate change	Water quality/ quantity
3	Ensure that new developments avoid areas which are at risk from flooding and natural flood storage areas	Flood risk
4	Minimise development of land with high quality soils and minimise the degradation/loss of soils due to new developments	Soils
5	Reduce the impacts of climate change, with a particular focus on reducing the consumption of fossil fuels and levels of CO ₂	Greenhouse gas emissions
6	Ensure that developments are capable of withstanding the effects of climate change (adaptation to climate change)	Climate change proof
7	Achieve good air quality, especially in urban areas	Air Quality

8	Maximise the use of previously developed land and buildings, and the efficient use of land	Use of brownfield sites
9	To use natural resources, both finite and renewable, as efficiently as possible, and re-use finite resources or recycled alternatives wherever possible	Resource efficiency
10	To identify, maintain and enhance the historic environment and cultural assets	Historic & cultural assets
11	To conserve and enhance landscape and townscape character and encourage local distinctiveness	Landscape & Townscape
12	To encourage healthier lifestyles and reduce adverse health impacts of new developments	Health
13	To deliver more sustainable patterns of location of development.	Sustainable locations
14	Promote equity & address social exclusion by closing the gap between the poorest communities and the rest	Equality & social exclusion
15	Ensure that everyone has access to good quality housing that meets their needs	Good quality housing
16	Enhance community identity and participation	Community Identity & participation
17	Reduce both crime and fear of crime	Crime and fear of crime
18	Achieve sustainable levels of prosperity and economic growth	Sustainable prosperity and growth
19	Achieve a more equitable sharing of the benefits of prosperity across all sectors of society and fairer access to services, focusing on deprived areas in the region	Fairer access to services
20	Revitalise town centres to promote a return to sustainable urban living	Revitalise town centres

Hemel Hempstead Spatial Strategy: Shendish (north)

SA Objective		Shendish (north)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	This option falls within Groundwater Protection Zone 2.	x
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to public transport. There would also be the potential for creation of a public transport link through to Manor Estate. These factors could all help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. The Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic using the road would therefore add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The option is located adjacent to an area of archaeological significance. It is also located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting.	x
11	Landscape & Townscape	The option is located in the Greenbelt and development at this location would reduce the gap between Hemel Hempstead and Rucklers Lane. The option would have a significant visual impact on the landscape of the Gade Valley. There would also be an impact on the parkland setting of Shendish Manor.	xx
12	Health	The option is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage the take up of these modes. The option is located near to the A41 which could result in noise levels that could affect health and wellbeing. Developing this option would lead to the loss of recreational facilities, as well as reducing the recreational value of footpaths through the area, which would reduce opportunities for healthy lifestyles, thus having adverse impacts for health and wellbeing.	x

SA Objective		Shendish (north)	
		There are also road safety implications associated with development of this option in relation to the junction of access roads with London Road.	
13	Sustainable locations	The option is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby however they are both already at capacity.	✓
14	Equality & social exclusion	The option is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	x
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Shendish (south)

SA Objective		Shendish (south)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees.	x
2	Water quality/ quantity	This option falls within Groundwater Protection Zone 2.	x
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option has good access to local facilities in Apsley, which could decrease the need to travel by car, and its location close to the train station could encourage a shift from private car use to, public transport. These factors could help reduce the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option has good access to local facilities in Apsley, which could decrease the need to travel by car and reduce growth in airborne emissions. However development at this location could increase congestion on London Road with associated implications for local air quality. The Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic using the road would therefore add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves. A new railway bridge and road infrastructure would be needed to support development at this location.	x
10	Historic & cultural assets	The option is located near Shendish Manor, which is a Grade II listed building, and would have an effect on its parkland setting.	x
11	Landscape & Townscape	The option is located in the Greenbelt and development would reduce the size of the gap between Hemel Hempstead and Rucklers Lane. The option would have a visual impact on the landscape of the Gade Valley. There would also be an impact on the parkland setting of Shendish Manor.	x
12	Health	The option is located near local facilities, which could encourage walking and cycling to access the facilities, although the topography of the site may discourage these modes.	✓
		The option is located near to the A41 which could result in noise levels that could affect health and wellbeing. There are also road safety implications associated with development of this option in relation to the junction with London Road.	x
13	Sustainable locations	The option is located near a local centre and development could create footpath and cycle links to Manor Estate. There are two local primary schools nearby but they are both already at capacity.	✓

SA Objective		Shendish (south)	
14	Equality & social exclusion	The option is located near a local centre.	✓
		There are two local primary schools nearby but they are both already at capacity. The location to the south of the railway means that the area is relatively isolated from the rest of Hemel Hempstead.	x
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Felden

SA Objective		Felden	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats, including some mature trees. The option also includes a wildlife site "Grasslands south of Roughdown Common" which could be affected by development. The option is also located adjacent to Roughdown Common SSSI and common land and development would result in the loss of land actively managed by the Boxmoor trust for grazing and in the interests of nature conservation.	xx
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Location on the other side of the railway and A41 may also discourage walking and cycling as modes of travel to facilities. The option is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. These factors could lead to an increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them, particularly as the railway and A41 may discourage walking and cycling to access the facilities. The option is located near the railway station and bus routes which could increase the use of public transport over car use, but this is dependent on the uptake of these modes. Increased car use would result in an increase in the growth in airborne emissions.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The option is located in the Greenbelt. The option could affect the rural character of minor roads that will provide access to this option.	x
12	Health	The option is located at a distance from facilities, which could discourage walking and cycling. The option is located very close to the A41, and the railway which would result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The option is located close to the station and bus routes, but is at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The option is located at a distance from local facilities and amenities. The location to the south of	x

SA Objective		Felden	
		the railway and the A41 means that the area is relatively isolated from the rest of Hemel Hempstead.	
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: West Hemel Hempstead (north)

SA Objective		West Hemel Hempstead (north)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The option is located in the Greenbelt. The option will have a visual impact on the landscape of the Bulbourne Valley and parts of the area would be visible from the opposite valley side.	x
12	Health	The option is located at a distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. The local health facilities are at capacity.	x
13	Sustainable locations	The option is located at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The option is located at a distance from local facilities and amenities. The local health facilities are at a capacity. There is potentially some capacity in the primary schools in the area.	x
15	Good quality housing	This option could provide c.450 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-

SA Objective		West Hemel Hempstead (north)	
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: West Hemel Hempstead (south)

SA Objective		West Hemel Hempstead (south)	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. These factors could increase the growth in ghg emissions.	x
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located at a distance from shops and facilities, which could increase the need to travel by car to access them. Walking and cycling may be discouraged due to the topography of the area. This could lead to increased car use with associated adverse effects in terms of increasing the growth in airborne emissions.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The option is located in the Greenbelt and would have a visual impact on the landscape of the Bulbourne Valley and the nearby Chilterns AONB. The option could impact on the existing green link between Shrubhill Common and the countryside.	x
12	Health	The option is located at a distance from facilities which could discourage walking and cycling. The topography of the area could also discourage walking and cycling. The local health facilities are at a capacity. The option is located near the A41, and the railway which could result in noise levels that could affect health and wellbeing.	x
13	Sustainable locations	The option is located at a distance from local facilities and amenities.	x
14	Equality & social exclusion	The option is located at a distance from local facilities and amenities. The local health facilities are at a capacity.	x
15	Good quality housing	This option could provide c.450 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-

SA Objective		West Hemel Hempstead (south)	
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Marchmont Farm

SA Objective		Marchmont Farm	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located near local shops and facilities, which could decrease the need to travel and reduce the level of growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located near local shops and facilities, which could decrease the need to travel and lead to beneficial effects in terms of reducing the growth in airborne emissions.	✓
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	Neutral Effects.	-
11	Landscape & Townscape	The option is located in the Greenbelt. The option could have a visual impact on the Gade Valley and Piccotts End.	x
12	Health	The option is located near local facilities, which could encourage walking and cycling.	✓
13	Sustainable locations	The option is located near local facilities and amenities.	✓
14	Equality & social exclusion	The option is located near local facilities and amenities.	✓
15	Good quality housing	This option could provide c.300 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant amount of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Old Town¹

SA Objective		Old Town	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The option is located adjacent to Howe Grove Wood LNR and Wildlife Site. If the smaller site is developed the housing would be quite some distance from the LNR and separated from it by Fletcher Way.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	This option is in a low risk flood zone and not in flood risk zone 2 or 3.	-
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located near the town centre, which could decrease the need to travel to access facilities. This could decrease the growth in ghg emissions although walking and cycling may be discouraged due to the topography of the area.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located near the town centre, which could decrease the need to travel to access facilities. This could lead to beneficial effects in terms of reducing the growth in airborne emissions although walking and cycling may be discouraged due to the topography of the area.	✓
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	Neutral Effects.	-
10	Historic & cultural assets	The option is located near two Conservation Areas, and development may have an impact on their setting. If the smaller site is developed the housing would be further away from the Picotts End Conservation Area.	?
11	Landscape & Townscape	The option is located in the Greenbelt and there is the potential for coalescence with Piccotts End if the area to the north of Fletcher Way is developed. Development to the north of Fletcher Way would also have a larger impact on landscape than if development were to be limited to the area to the south of Fletcher Way.	x
12	Health	The option is located near local facilities and amenities, which could encourage walking and cycling, although the topography of the area may discourage use of these modes.	✓
		Developing this option would mean that there would be a loss of public open space, thereby reducing opportunities for recreational activities.	x
13	Sustainable locations	The option is located near local facilities and amenities.	✓

¹ There are two potential options for development at this site: first for the whole site and second for the southern end of the site below Fletcher Way.

SA Objective		Old Town	
14	Equality & social exclusion	The option is located near local facilities and amenities and the development is not expected to have an impact on local services e.g. school places.	✓
15	Good quality housing	This option could provide c.350 units of housing if the entire area is developed, which provides potential for affordable housing. However, if only part is developed (area to the south of Fletcher Way), this could provide c.80 units, which would reduce the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	If the full development is undertaken, this should provide a significant amount of additional housing. The increase in the number of local residents would make facilities and local amenities more viable. However, if just the area south of Fletcher Way is developed, the limited provision of additional housing would not have as large an impact on this objective.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services. However, if only part of the option is developed, the limited provision of additional housing would not have as large an impact on this objective.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	x

Hemel Hempstead Spatial Strategy: Nash Mills

SA Objective		Nash Mills	
1	Biodiversity	The option is greenfield and there would therefore be loss or damage of some habitats. The 'Grand Union Canal/River Gade' and the 'Two Waters to Nash Mills' Wildlife sites run through the area.	x
2	Water quality/ quantity	No predicted effects.	-
3	Flood risk	Part of this option is in flood risk zones 2 and 3. Development around the Grand Union Canal would fall within the floodplain.	x
4	Soils	This option would result in a loss of greenfield land, and development would result in soil sealing.	x
5	Greenhouse gas emissions	This option is located near the town centre, which could decrease the need to travel by car to access facilities. The option is also located within a reasonable distance from Apsley station and bus routes. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby decreasing the growth in ghg emissions.	✓
6	Climate change proof	Neutral Effects.	-
7	Air Quality	This option is located near the town centre, which could decrease the need to travel by car to access facilities. The option is also located within a reasonable distance from Apsley station and bus routes. This could increase the use of public transport over private car use, depending on the uptake of these modes, thereby reducing any growth in airborne emissions. However, the Council is shortly to designate an Air Quality Management Area (AQMA) for part of London Road near to the Apsley local centre and additional traffic created by development at Nash Mills would add to existing problems.	x
8	Use of brownfield sites	This option uses a greenfield site for development.	x
9	Resource efficiency	This option is located within the sand and gravel belt, which could have implications for safeguarding mineral reserves.	x
10	Historic & cultural assets	The Red Lion Public House is a listed building located to the north west of the option. However it is unlikely that that this building would be affected by any development.	-
11	Landscape & Townscape	The option is located in the Greenbelt. As the Green Belt is narrow at this location, development would lead to coalescence with the settlement of Rucklers Lane and/or housing in Lower Road to the south, effectively merging Hemel Hempstead with Kings Langley.	x
12	Health	The option is located near facilities and amenities which could encourage walking and cycling.	✓
		The option is located near the A4251, and the railway which could result in noise levels that could affect health and wellbeing.	x
		The option is located directly adjacent to the pipeline "UKOP Leg 1 Thames to Bovingdon" which may have implications for health and wellbeing.	?

SA Objective		Nash Mills	
13	Sustainable locations	The option is located near facilities and amenities, as well as Apsley station and bus routes.	✓
14	Equality & social exclusion	The option is located near facilities and amenities, as well as Apsley station and bus routes. However, the local primary schools are at capacity and there is a need for a new school.	?
15	Good quality housing	This option could provide c.150 units of housing which would allow for the provision of affordable housing.	✓
16	Community Identity & participation	Neutral Effects.	-
17	Crime and fear of crime	Neutral Effects.	-
18	Sustainable prosperity & growth	As development at this location should provide a significant number of additional housing, the increase in the number of local residents would make facilities and local amenities more viable.	✓
19	Fairer access to services	Provision of housing could help the local economy and encourage provision of local services.	✓
20	Revitalise town centres	Development at this edge of town location does not support the objective to focus new development in the centre of urban areas.	✗

Appendix C - Additional Locations Information (provided by DBC)

Hemel Hempstead – Small Scale Greenfield Site

Note: All sites involve loss of Green Belt.

Site Name	Pros	Cons
Shendish (north)	<ul style="list-style-type: none"> • Land being actively promoted for development. • Good access to local facilities in Apsley. • Possible creation of footpath and cycle links to Manor Estate. • Possible creation of public transport link through to Manor Estate if demand is sufficient. 	<ul style="list-style-type: none"> • Significant visual impact upon landscape of Gade Valley. • Impact on Shendish Manor, a Grade II Listed building and its parkland setting. • Current road layout is a constraint, with access off a narrow lane from London Road. A new bridge over the railway would also be required. • Topography of site. • Diminished recreational value of footpaths through the site. • Potential congestion on London Road. • The nearest primary schools (Two Waters and Nash Mills) are at capacity. • Potential loss of recreational facilities (including 18 hole golf course). • Loss of mature trees. • Within sand and gravel belt.
Shendish (south)	<ul style="list-style-type: none"> • Land being actively promoted for development. • Good access to Local facilities. • Possible creation of footpath and cycle links to Manor Estate. 	<ul style="list-style-type: none"> • Possible impact on the setting of Shendish Manor, a Grade II Listed building and its parkland setting. • Access either off narrow lane from London Road through Shendish North Site or from another narrow lane (Rucklers Lane). • Topography of site. • Potential congestion impact on London Road and rural roads. • The nearest primary schools (Two Waters and Nash Mills) are at capacity. • Would merge with existing development at Rucklers Lane. • Loss of mature trees. • Visual impact on valley. • Within sand and gravel belt.
Felden	<ul style="list-style-type: none"> • Close to station and bus routes. 	<ul style="list-style-type: none"> • Distance from shops and facilities. • Topography a potential issue. • Development would isolate the Green Belt at Roughdown from the wider countryside. • Adjacent to Roughdown Common SSSI and other areas of common land. • Access from relatively minor roads (Sheethanger Lane, via Felden Lane) and development would impact on their rural character. • Loss of mature trees. • Railway and primary roads act as a

		<p>physical barrier to accessibility and are a potential source of noise pollution.</p> <ul style="list-style-type: none"> • Loss of land actively managed by the Boxmoor trust for grazing and in the interests of nature conservation. • Land not being actively promoted for development.
West Hemel Hempstead (north)	<ul style="list-style-type: none"> • Potential access from east through existing residential areas – although there may be capacity issues. • Potentially some capacity in primary schools on the western side of Hemel Hempstead. • Land being actively promoted for development. 	<ul style="list-style-type: none"> • Poor accessibility and access to local facilities. • Visual impact on landscape of the Bulbourne valley. • Consideration of topography of site as development will be clearly visible from the valley side opposite. However, development on the higher slopes would be less visible than on the lower slopes. • The slopes could be a disadvantage to walking and cycling in the area. • Local health facilities are at capacity.
West Hemel Hempstead (south)	<ul style="list-style-type: none"> • Potential access from east through existing residential areas – although there may be capacity issues • Land being actively promoted for development. 	<ul style="list-style-type: none"> • Poor accessibility and access to local facilities. • Visual impact on valley landscape. • Consideration of topography of site as development will be clearly visible from the valley side opposite. • The topography of the site could be a disadvantage to walking and cycling in the area. • Development on the lower slopes would be more visible than on the higher slopes and have a greater impact on the valley. • Visual impact on nearby Chilterns Area of Outstanding Natural Beauty. • Need to retain green link between Shrubhill Common and countryside. • Local health facilities are at capacity.
Marchmont Farm	<ul style="list-style-type: none"> • Considered to be more sustainable than other greenfield sites due to proximity to existing link road, schools and local shops. • Reasonable access to Grovehill local centre. • Health facilities are available at Grovehill. • Careful attention to the scale and siting would enable a 'rounding off' of the urban form in this area. • Land being actively promoted for development. 	<ul style="list-style-type: none"> • Relationship with the ridgeline will need careful consideration to reduce impact on Gade Valley and Piccotts End. • Encloses Grove Hill Park on the western side – although there is scope for this to be extended as part of the development. • Substantial planting required to create a clear and defensible Green Belt boundary. • Distance from the station.
Old Town	<ul style="list-style-type: none"> • Close to the town centre. • Good access to site. • Fletcher Way could make a strong 	<ul style="list-style-type: none"> • Loss of public open space. • Potential coalescence with Piccotts End.

	<p>new Green Belt boundary.</p> <ul style="list-style-type: none"> • Scale of development not expected to have any significant impact upon local infrastructure i.e. school places. • Land within ownership of Dacorum Borough Council, so is considered to be deliverable. 	<ul style="list-style-type: none"> • Piccotts End and the Old Town are designated Conservation Areas and development would need to be carefully designed and located to protect their setting. • Topographical issues.
Nash Mills	<ul style="list-style-type: none"> • Near to some facilities and shops in Apsley Mills retail park. Facilities in Kings Langley are also accessible. • Equidistant from health facilities at Apsley (planned), Kings Langley and Bennetts End (existing). • Site within 1km of Apsley Station and adjoins bus routes between Kings Langley and Hemel Hempstead. • Part of area is being actively promoted for development. 	<ul style="list-style-type: none"> • Part of site falls within Flood Zones 2 and 3. Development around Grand Union Canal would fall within the floodplain. • Potential coalescence with Kings Langley and/or Rucklers Lane due to narrowness of Green Belt in this location. • Within sand and gravel belt. • Area currently suffers from congestion at peak times. • Primary schools are at capacity – need for a new school.