

Adeyfield East 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					
AE1	Boundary Way	vacant industrial space	Distribution unit to let within industrial area/ large site, close to open land, employment, sports ground, main roads, etc		R			Modern employment building within established industrial area. Site is included within Maylands Masterplan Area for search	AE1			
AE2	general industrial area		General Nature of Industrial Area- mostly modern units with some needing investment		R			Modern employment building within established industrial area . Site included within Maylands Masterplan area for search.	AE2			
AE3	Breakspear Way	sports ground	quality open space surrounded bu employment and residential units		R			Open land and amenity space	AE3			
AE4	Buncefield Lane	caravan park	active caravan park		R			Existing residential area and actively used caravan park	AE4			
AE5	Three Cherry Tree Lane	caravan park	unattractive caravan park, surrounded by employment uses. A lot of activity		R			Currently this land is in use as a travellers site & is within an employment area	AE5			
AE6	Three Cherry Tree Lane	open space	overgrown space with storage and some industrial activity. Surrounded by industrial and busy roads	11.86	A			Site is a "Greenfield" Housing Allocation (H18)	AE6	G		Y
AE7	Arundel Close	garage courts	end site surrounded by residential and industrial		R			Garage courts are in use and there are no known intentions to develop this site.	AE7			
AE8	Masons Road	garage courts	large site surrounded by residential		R			Garage courts are in use and there are no known intentions to develop this site.	AE8			
AE9	The Flags	garage courts	large site surrounded by residential. New housing built to the rear		R			Garage courts are in use and there are no known intentions to develop this site.	AE9			
AE10	New Park Drive	garage courts	large end site, surrounded by employment area, buffer zone and employment area		R			Garage courts are in use and there are no known intentions to develop this site.	AE10			
AE11	Vauxhall Road	garage courts	small site surrounded by residential, some commercial activity from rear gardens opposite		R			Garage courts are in use and there are no known intentions to develop this site.	AE11			
AE12	Malus Close	garage courts	quite large site close to pub and residential uses. Overgrown, dumping evident, many empty garage courts		R			Garage courts are in use and there are no known intentions to develop this site.	AE12			
AE13	Haleswood Road	garage courts	large site surrounded by residential		R			Garage courts are in use and there are no known intentions to develop this site.	AE13			
AE14	Montgomery Avenue	garage courts	site surrounded by residential		R			Garage courts are in use and there are no known intentions to develop this site.	AE14			
AE15	Montgomery Avenue	garage courts	large site surrounded by residential and close to town centre and school. Access through to gardens behind. Some in bad condition		R			Garage courts are in use and there are no known intentions to develop this site.	AE15			
AE16	Briery Way	garage courts	large site, near to town centre, good frontage to open land. Garage courts in poor condition		R	No restrictions apparent	No restrictions apparent	Garage courts are in use and there are no known intentions to develop this site.	AE16			
AE17	Larchwood Road	garage courts			R			Garage courts are in use and there are no known intentions to develop this site.	AE17			

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AE18	Queensway	green space	dense woodland surrounded by residential		R			The site is used as an amenity space for the surrounding residential units.	AE18			
AE19	Dellcut Road	garage courts	small site surrounded by residential		R			Garage courts are in use and there are no known intentions to develop this site.	AE19			
AE20	Saffron End	garage courts			R			Garage courts are in use and there are no known intentions to develop this site.	AE20			
AE21	Highfield Lane	garage courts	large site surrounded by residential		R			Garage courts are in use and there are no known intentions to develop this site.	AE21			
AE22	Highfield Lane	rear gardens	large site surrounded by residential, access direct from Highfield Lane		R			There are mature trees on site	AE22			
AE23	Ellingham Road	rear gardens	large site surrounded by residential and open space. Inaccessible		R			The site has feasibility and amenity issues. There are currently no known intentions to develop.	AE23			
AE24	Berrymead rear gardens		large site surrounded by residential and open space. Inaccessible on site visit but access can be provided through existing road		R			This is large site with access and is surrounded by housing. There are no known intentions to develop.	AE24			
AE25	Rutland Gardens	garage courts	large site surrounded by residential		R			The site is likely linked to allotments. There are currently no known intentions to develop.	AE25			
AE26	Rutland Gardens	gardens	small corner site		R			The site has space constraints. There are currently no known intentions to develop.	AE26			
AE27	Widmore Drive	playground	surrounded by residential, could not access on site visit		R			childrens play area	AE27			
AE28	Stocks Meadow	rear gardens	surrounded by school and residential, inaccessible on site visit		R	No restrictions apparent	No restrictions apparent	housing already provided on adjacent gardens (need to relocate garage)	AE28			
AE29	Saracens Head	garage courts	small end site surrounded by residential		R			The garage courts are in use and there are currently no known intentions to develop.	AE29			
AE30	Adeyfield Gardens	garage courts	surrounded by residential, little evidence of use although in relatively good condition		R			The site has access issues and there are currently no known intention to develop.	AE30			
AE31	Adeyfield Road	rear gardens	surrounded by residential, close to town centre, access may be a problem		R	No restrictions apparent	No restrictions apparent	The site may have access issues. There are currently no known intentions to develop.	AE31			
AE32	Hammer Lane	garage courts	large local centre site. Looks disused		R			DBC have asked that AE32, 33, 34, 35 and 36 are considered together, accept one site, rationalise car parking. Rejected in order to retain garage courts.	AE32			
AE33	Hammer Lane	garage courts	large local centre site. Looks disused		R			DBC have asked that AE32, 33, 34, 35 and 36 are considered together, accept one site, rationalise car parking. Rejected in order to retain garage courts.	AE33			

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						Policy constraints	Physical constraints					
AE34	Hammer Lane	works?	good local centre location	0.139	A			The site is currently active. Could the works be moved or consolidated in more space efficient area with parking. Consider AE32, 33, 34, 35 and 36 together	AE34		U	N
AE35	Hammer Lane	Vango Van Rental	Large local centre site, not space efficient	0.9911	A			What are the future prospects for moving this business? Consider AE32, 33, 34, 35 and 36 together	AE35		U	N
AE36	Hammer Lane	depot	vacant space within local centre		R			Site has been developed out into 3 storey apartment blocks.	AE36			
AE37	Queens Square	car park	Local centre car park, well used		R			The car park is busy and there is no other car park in centre.	AE37			
AE38	Everest Way	garage courts for commercial units?	Looks in average condition, good local centre location		R			A vacant, underused site in a central location. Rejected to retain garage courts.	AE38			
AE39	Longlands	Youth Club	looks disused, some graffiti	0.9244	A			A vacant, underused site in a central location.	AE39		U	N
AE40	Breakspear House, Maylands Avenue	Residential, retail, employment	Number of units not specified.		R			Site is being developed out as Keir Park Hemel by Keir group properties as a mixed use development.	AE40			
AE41	Greenhills Day Centre, Tenzing Road	Part open land and vacant community/office buildings	60 x 1 and 2-bed units.	0.7827	A			HCC are owners, Vincent and Gorbings are agents/promoters.	AE41		U	N
AE42	Site off Farmhouse Lane			0.46	A			General promotion of the site to DBC as being suitable for housing	AE42		U	N
AE43	Football ground, off Vauxhall Road	Football ground			R			Rejected in order to preserve a community amenity.	AE43			
AE44	Three Cherry Tree Lane	Open land		21.47	A			Submitted by agents	AE44		G	N
AE45	The Post House Hotel and adjacent balancing pond	Hotel, balancing pond and open land			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE45			
AE46	Breakspear Way	Petrol Station			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE46			
AE47	Maylands Business Area	Industrial Area		136.4	A			Broad location for search- potential for residential within SHLAA period	AE47		U	Y
AE48	Maylands Avenue	Industrial Area and residential units			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE48			
AE49	Junction of Breakspear Way and Maylands Avenue	Green area			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE49			
AE50	Buncefield Lane	sports ground			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE50			
AE51	Buncefield Lane	caravan park			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE51			
AE52	Breakspear Way	Open land			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE52			

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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					
AE53	Junction of Swallowdale Lane and Eastman Way	Green space			R			Site is part of Maylands Masterplan area for search. Merged into AE47.	AE53			
AE54	31 Wood Lane End	Housing	Unimplemented planning permission	0.06	A				AE54	With permission	U	N
AE55	Wood Lane End	Housing	Unimplemented planning permission	0.84	A				AE55	With permission	U	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
AE1																	
AE2																	
AE3																	
AE4																	
AE5																	
AE6		√	√			√		Employment area. Site is next to General Employment Area and in a Leisure designation. Site adjacent to open land and open space.		√				√			Close to Buncefield Oil Depot. Edge of site is adjacent to a wildlife site.
AE7																	
AE8																	
AE9																	
AE10																	
AE11																	
AE12																	
AE13																	
AE14																	
AE15																	
AE16																	
AE17																	
AE18																	
AE19																	
AE20																	
AE21																	
AE22																	
AE23																	
AE24																	
AE25																	
AE26																	
AE27																	
AE28																	
AE29																	
AE30																	
AE31																	
AE32																	
AE33																	
AE34					√			In local centre.									

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
AE35					√			In Local Centre.									
AE36																	
AE37																	
AE38																	
AE39								No designations on this site.									
AE40																	
AE 41		√				√	√	In an area of open land and open space. School building on site.						√			Public right of way runs along edge of site.
AE 42		√	√			√		Site is close to area of open land. Site next to land zoned for employment. Site is next to open space.	√								Site is close to a wildlife site.
AE 43																	
AE 44				√				Site lies within a General Employment Area and is an Employment Site.						√			Site lies within the 190, 250 and 400 metre buncefield buffer zones.
AE 45																	
AE 46																	
AE 47		√			√			Small area of open land lies within the site. Proposed transport scheme runs through the site.			√			√			Eastern part of site lies within 250 and 400 metre buncefield buffer zone. Small contaminated piece of land within the site. Site of archeological significance on the southern part of the site.
AE 48																	
AE 49																	
AE 50																	
AE 51																	
AE 52																	
AE 53																	
AE 54								No designations on this site.									
AE 55								No designations on this 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		
AE1	Boundary Way							AE1
AE2	general industrial area							AE2
AE3	Breakspear Way							AE3
AE4	Buncefield Lane							AE4
AE5	Three Cherry Tree Lane							AE5
AE6	Three Cherry Tree Lane	11.86	L	237	356	297		AE6
AE7	Arundel Close							AE7
AE8	Masons Road							AE8
AE9	The Flags							AE9
AE10	New Park Drive							AE10
AE11	Vauxhall Road							AE11
AE12	Malus Close							AE12
AE13	Haleswood Road							AE13
AE14	Montgomery Avenue							AE14
AE15	Montgomery Avenue							AE15
AE16	Briery Way							AE16
AE17	Larchwood Road							AE17
AE18	Queensway							AE18
AE19	Dellcut Road							AE19
AE20	Saffron End							AE20
AE21	Highfield Lane							AE21
AE22	Highfield Lane							AE22
AE23	Ellingham Road							AE23
AE24	Berrymead rear gardens							AE24
AE25	Rutland Gardens							AE25
AE26	Rutland Gardens							AE26
AE27	Widmore Drive							AE27
AE28	Stocks Meadow							AE28
AE29	Saracens Head							AE29
AE30	Adeyfield Gardens							AE30
AE31	Adeyfield Road							AE31
AE32	Hammer Lane							AE32
AE33	Hammer Lane							AE33
AE34	Hammer Lane	0.139	19	6	25	16		AE34
AE35	Hammer Lane	0.9911	6	24	44	34		AE35
AE36	Hammer Lane							AE36
AE37	Queens Square							AE37
AE38	Everest Way							AE38
AE39	Longlands	0.9244	1	38	111	74		AE39
AE40	Breakspear House, Maylands Avenue							AE40
AE41	Greenhills Day Centre, Tenzing Road	0.7827	14	26	41	34		AE41
AE42	Site off Farmhouse Lane	0.46	3	19	32	25		AE42
AE43	Football ground, off Vauxhall Road							
AE 44	Three Cherry Tree Lane	21.47	L	429	644	537		AE 44
AE45	The Post House Hotel and adjacent balancing pond							AE 45
AE46	Breakspear Way							AE 46
AE47	Maylands Business Area	136.4	N/A	100	100	100	Figures based on Dacorum Borough Council estimate and Maylands Masterplan	AE 47

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AE48	Maylands Avenue							AE 48
AE49	Junction of Breakspear Way and Maylands Avenue							AE 49
AE50	Buncefield Lane							AE 50
AE51	Buncefield Lane							AE 51
AE52	Breakspear Way							AE 52
AE53	Junction of Swallowdale Lane and Eastman Way							AE 53
AE54	31 Wood Lane End	0.06	N/A	5	5	5		AE 54
AE55	Wood Lane End	0.84	N/A	41	41	41		AE 55



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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, 15-20 years)	
AE1								
AE2								
AE3								
AE4								
AE5								
AE6			M	L	M-H		6-10 years	The site might be capable of delivering a large scale residential town extension scheme of medium density flats and apartments. The site borders the railway line to the north so developers would need to take this into account. The site is likely to prove attractive to a national developer.
AE7								
AE8								
AE9								
AE10								
AE11								
AE12								
AE13								
AE14								
AE15								
AE16								
AE17								
AE18								
AE19								
AE20								
AE21								
AE22								
AE23								
AE24								
AE25								
AE26								
AE27								
AE28								
AE29								
AE30								
AE31								
AE32								
AE33								

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AE34			M	H	M-L		No phasing period	Site is currently Esso petrol station on a prominent corner site and therefore may be conducive to flatted development. There are likely to be high land remediation costs. Site likely to be in single ownership and has good access to local roads. Developer intention unknown.
AE35			M	H	M		No phasing period	Site is an architectural services industry along with associated car parking. Site will require extensive demolition and potential remediation. Site access would need to be improved and there may be potential rights to light and overlooking issues. Business would need to be relocated and there may be loss of employment planning issues. Developer intention unknown.
AE36								
AE37								
AE38								
AE39			M	M-H	M		No phasing period	Disused youth hostel building. Developer intention unknown.
AE40								
AE41			M	H	M		6-10 years	Site is the Greenhill Day Centre. Issues in potential redevelopment include rights to light and overlooking. Small scale scheme of low density houses may be possible. Access would need to be improved. Local house builder. Developer intention known.
AE42			M	M-H	L-M		0-5 years	The site is currently a number of low density brick built residential properties. There are a number of constraints to development, namely rights to light and overlooking issues from surrounding residential properties. It would be able to accommodate a small scheme of 2 storey semi-detached houses similar to the scheme to the west of the site. Developer intention exists
AE43								
AE 44			M-H	M	L-M		6-10 years	Site is currently open land on the eastern boundary of Hemel Hempstead.
AE45								

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									The Marylands Business Area is a broad location for search rather than a specific site. However, it is assumed that some residential will come forward on the site during the SHLAA timeframe. Masterplan in place and Council actively engaged in land assembly and has support of key landowners and businesses. Funding for land assembly through Growth Area Funding. Feasibility work being commissioned late 2008 to look into land assembly. Development brief to be prepared in early 2010, with CPO commencing 2011.
AE 47			M	M-H	M-H		6-10 years		
AE48									
AE49									
AE50									
AE51									
AE52									
AE53									
AE54			L	M	H		0-5 years		Already has permission
AE55			L	M	H		0-5 years		Already has permission

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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		
AE1	Boundary Way																AE1
AE2	general industrial area																AE2
AE3	Breakspear Way																AE3
AE4	Buncefield Lane																AE4
AE5	Three Cherry Tree Lane																AE5
AE6	Three Cherry Tree Lane	11.86	L	G	Y			237	356								AE6
AE7	Arundel Close																AE7
AE8	Masons Road																AE8
AE9	The Flags																AE9
AE10	New Park Drive																AE10
AE11	Vauxhall Road																AE11
AE12	Malus Close																AE12
AE13	Haleswood Road																AE13
AE14	Montgomery Avenue																AE14
AE15	Montgomery Avenue																AE15
AE16	Briery Way																AE16
AE17	Larchwood Road																AE17
AE18	Queensway																AE18
AE19	Dellcut Road																AE19
AE20	Saffron End																AE20
AE21	Highfield Lane																AE21
AE22	Highfield Lane																AE22
AE23	Ellingham Road																AE23
AE24	Berrymead rear gardens																AE24
AE25	Rutland Gardens																AE25
AE26	Rutland Gardens																AE26
AE27	Widmore Drive																AE27
AE28	Stocks Meadow																AE28
AE29	Saracens Head																AE29
AE30	Adeyfield Gardens																AE30
AE31	Adeyfield Road																AE31
AE32	Hammer Lane																AE32
AE33	Hammer Lane																AE33
AE34	Hammer Lane	0.139	19	U	N									6	25		AE34
AE35	Hammer Lane	0.9911	6	U	N									24	44		AE35
AE36	Hammer Lane																AE36
AE37	Queens Square																AE37
AE38	Everest Way																AE38
AE39	Longlands	0.9244	1	U	N									38	111		AE39
AE40	Breakspear House, Maylands Avenue																AE40
AE41	Greenhills Day Centre, Tenzing Road	0.7827	14	U	N			26	41								AE41
AE42	Site off Farmhouse Lane	0.46	3	U	N	19	32										AE42
AE43	Football ground, off Vauxhall Road																AE43
AE 44	Three Cherry Tree Lane	21.47	L	G	Y			429	644								AE 44
AE45	The Post House Hotel and adjacent balancing pond																AE45
AE46	Breakspear Way																AE46
AE47	Maylands Business Area	136.4	N/A	U	Y			100	100								AE47
AE48	Maylands Avenue																AE48

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AE49	Junction of Breakspear Way and Maylands Avenue																	AE49
AE50	Buncefield Lane																	AE50
AE51	Buncefield Lane																	AE51
AE52	Breakspear Way																	AE52
AE53	Junction of Swallowdale Lane and Eastman Way																	AE53
AE54	31 Wood Lane End	0.06	N/A	U	N	5	5											AE54
AE56	Wood Lane End	0.84	N/A	U	N	41	41											AE56
					Total Urban	65	78	126	141	0	0	0	0	68	180			
					Total Greenfield	0	0	667	1000	0	0	0	0	0	0			
					Total >5ha	0	0	767	1100	0	0	0	0	0	0			
					Total	65	78	792	1141	0	0	0	0	68	180			