



Urban Capacity Study (incl. Windfall Assessment)

Strategic Housing Land Availability Assessment
November 2020

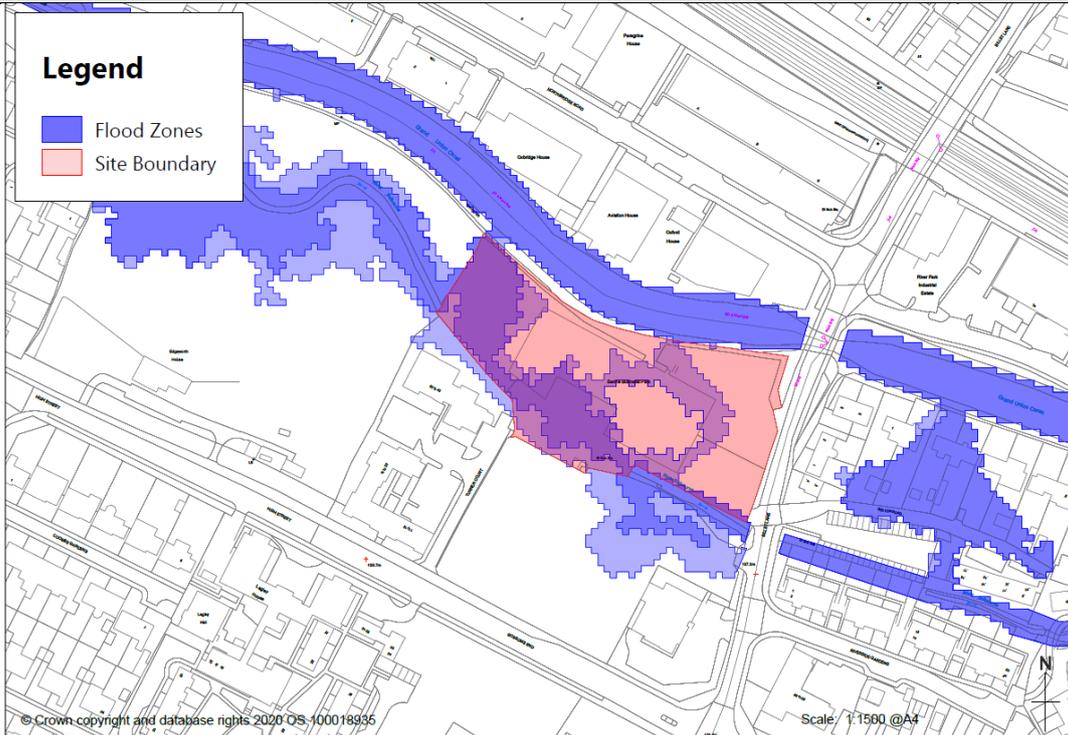
APPENDIX D: Sites with the potential for allocation in the new Local Plan

Dacorum Borough Local Plan 2020-2038

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Sarthe Business Park, Billet Lane (Jewson site), Berkhamsted
Site Reference: Berk11



Development potential following full assessment	Around 50 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood Risk	Part of the site is within flood zones 2 and 3 and is at high risk of surface water flooding. The allocation of this site would need to satisfy the sequential and if needed the exception test.
Identified constraints	<ul style="list-style-type: none"> • Site is wholly within an area of Archaeological Significance • Site is approximately 1.2km to the south-east of Chiltern Beechwoods SAC. • Tree Preservation Orders exist within or on the site boundary • The site is within Source Protection Zone 2
Relevant planning history	No relevant planning history.
Additional guidance documents	No relevant guidance documents.
Other material considerations	Site was previously allocated as part of a wider General Employment Area (GEA), however much of the site does not currently fulfil an employment function. For this reason, it is proposed to be de-allocated from the wider GEA located to the north of the site.

Conclusions following review: The site wholly consists of previously developed land, and well located approximately 500 metres from the edge of Berkhamsted Town Centre, and is adjacent to established employment areas in the town. It is also in close proximity to the number 500 bus that connects Berkhamsted with key towns in the area, including Aylesbury, Hemel Hempstead and Watford. It is also located next to the Grand Union Canal which is a designated wildlife site with good foot and cycle links to the train station.

The site is proposed to be de-allocated as an employment site as its main function principally relates to retail (trade counter), but it is recognised that there are also a number of smaller businesses also located on this premises. Officers understand that there is a reasonable prospect that site could become available for development in the plan period. The site is separated from the main General Employment Area to the north by the canal. The prevailing nature of land to the south of the canal (north of the A4251) is changing from its original employment function to service a wider mix of uses, including a mixed use scheme immediately to the south of the site (has planning permission), and an apartment block to the south-west.

A high risk of fluvial and surface water flooding on the site is a recognised constraint, and the allocation of the site would require it to satisfy the sequent and exceptions test to site selection. The scale of development of the site would unlikely give rise to significant effects on the nearby Chiltern Beechwoods SAC, however in-combination effects would need to be considered through the Habitats Regulations Assessment. Other identified constraints are likely to be satisfactorily addressed at a planning application stage.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal and Strategic Flood Risk Assessment. In response to the higher risk of flooding, it is suggested that the development potential of the site is reduced to approximately 40 dwellings to enable greater flexibility to overcome this constraint.

Overall conclusion	Site is recommended as a potential allocation for around 40 dwellings, subject to further evidence testing, including passing the sequential and exception tests for flood risk.
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location maximises the ability for people to use the most sustainable modes of transport available.

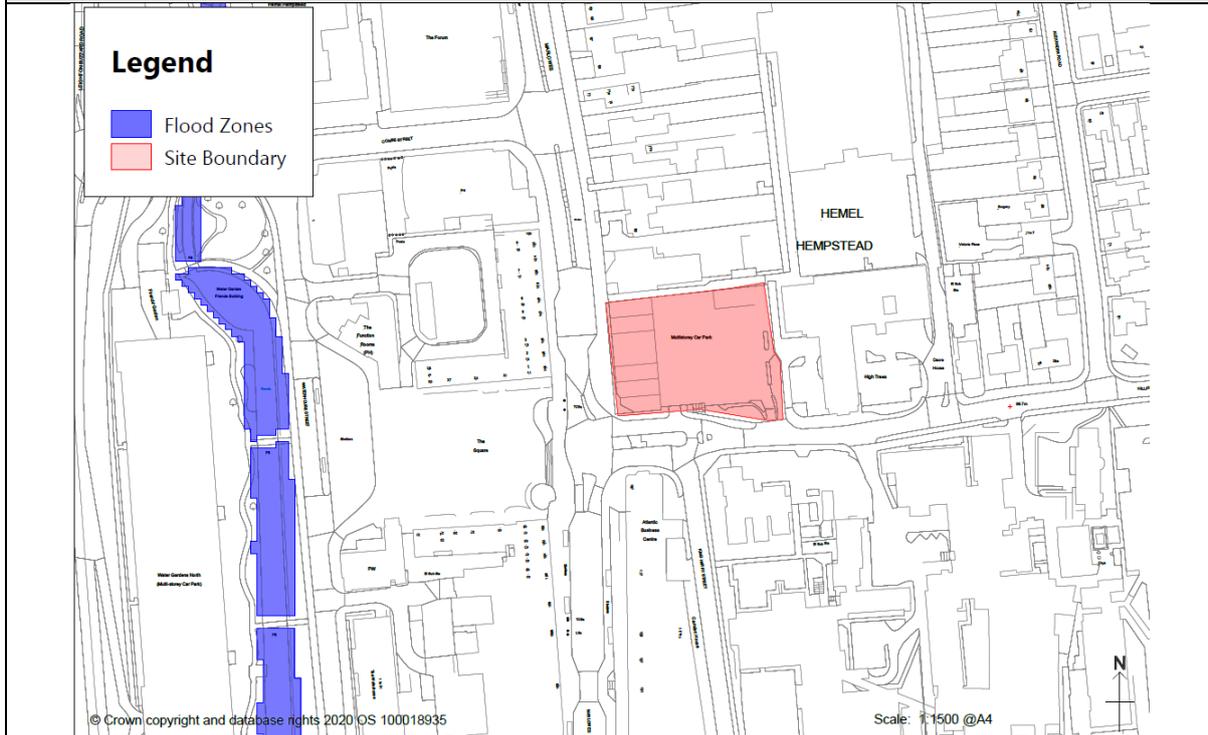
The site's existing uses include the old market place and bus station. Through the wider regeneration of the town centre, these uses have been relocated to the south of this site, closer to the retail core of the town. As a result, the site has remained predominantly vacant since. The Hemel Hempstead Town Centre Masterplan identified the site as having potential for an improved public open space and commercial leisure uses. Such uses could be supported through some form of enabling development of this site, however it is unclear at this stage what scale of development could deliver a viable scheme.

There are a number of designated and non-designated heritage assets in the area. The Water Gardens are located immediately to the west of the site, a listed structure (mural/mosaic) is immediately to the east and the square itself may have some heritage value due to its historic use as a key feature of the original New Town. It is considered that these are not intrinsic constraints and could be complemented through a high quality scheme.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal. For the purposes of further testing, it is considered that densities should be maximised on this site, given its highly sustainable location in Hemel Hempstead Town Centre. For this reason, it is recommended that the development potential of the site remains at around 130 dwellings, with ground floor uses reserved to for main (and other) town centre uses.

Overall conclusion	Site is recommended as a potential allocation for around 130 dwellings, with town centre uses located at ground floor level, subject to further evidence testing.
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NCP Car Park, Hillfield Road. Hemel Hempstead
Site Reference: Hemel05



Development potential following full assessment	Around 75 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> • Contains a listed structure (tile mosaic map) and is in the proximity of other listed buildings • In the vicinity of Hemel Water Gardens • Approximately 375 metres to the north-west of a wildlife site (Paradise Fields)
Relevant planning history	No relevant planning history.
Additional guidance documents	Hemel Hempstead Town Centre Masterplan (2013): Identified for an improved parking area.
Other material considerations	No other material considerations identified.

Conclusions following review: The site is wholly previously developed land and located in the town centre of Hemel Hempstead, one of the most sustainable locations in the borough, with immediate access to a wide range of town centre uses and associated employment opportunities. The site is adjacent to the main bus station located on the Marlowes, which provides high quality links to the local area (including key employment

locations) as well as to key destinations at the regional and national level. The site's location maximises the ability for people to use the most sustainable modes of transport available.

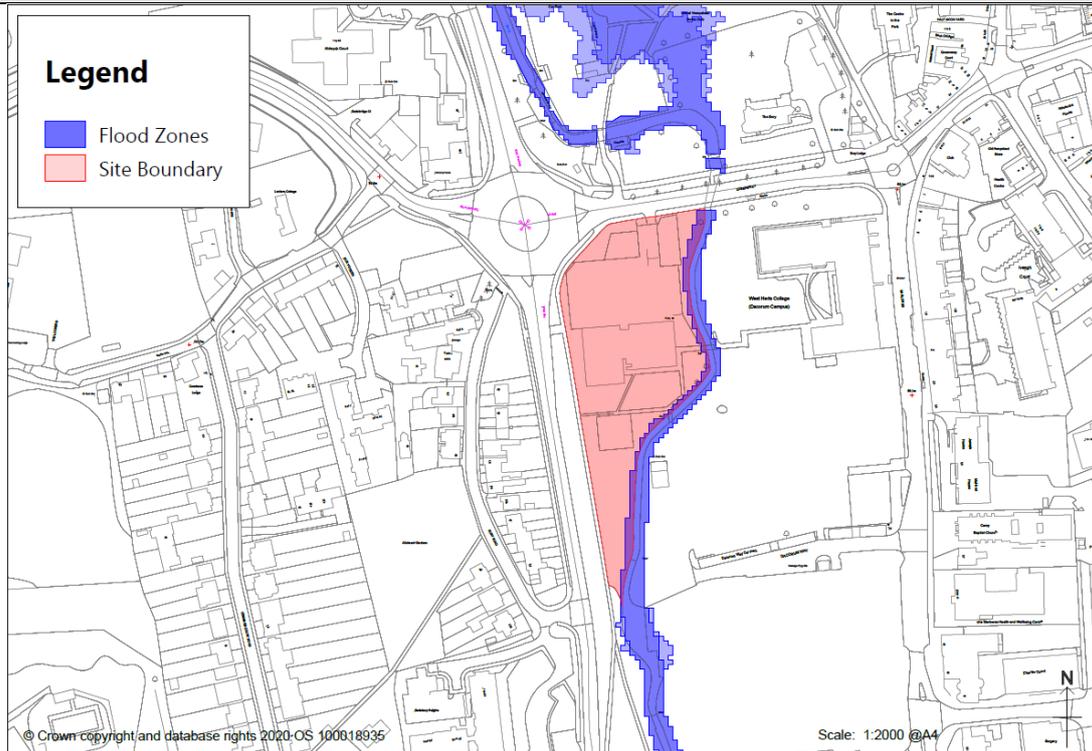
The site consists of a number of existing uses. There are a number of town centre retail/office units located at ground floor level fronting onto the Marlowes. These units are serviced by a separate vehicular access on Hillfield Road. A multi-storey car park is located on upper floors with access from Hillfield Road. The car park also include a car rental business. There are a number of business uses surrounding the site, however some premises such as Hamilton House and 81A Marlowes are in the process of being converted/redeveloped for residential use. The Hemel Hempstead Town Centre Masterplan (2013) identified the site for an improved parking area as well as delivering an improved public realm in the area. The council considers that the exiting car park is underutilised at present, and with other car parks in the vicinity of the site (e.g. Water Gardens North/South, Riverside and Marlowes), there is sufficient capacity to serve future needs.

The impact of development on designated and non-designated heritage assets is a recognised constraint. The site includes a tiled mosaic map of Hemel Hempstead and the surrounding area, designed by Rowland Emmet. This is Grade II listed and any redevelopment would be expected to incorporate the structure in an equally prominent/visible location, either on site, or elsewhere in the town centre. Elsewhere, there are a number of listed buildings on the Marlowes and the site relates to the Grade II listed Water Gardens to the west. Careful consideration of these elements are needed to ensure such assets (and their setting) are conserved and where possible enhanced. It is also noted that the existing car park is not in itself a designated heritage asset, it is considered to be one of the earliest examples of a multi-storey car park in England.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal. For the purposes of further testing, it is considered that densities should be maximised on this site, given its highly sustainable location in Hemel Hempstead Town Centre, however caution is required with respect to the site's relationship with a number of heritage assets in the area, including the mosaic map on the southern elevation of the building. Having regard to the prevailing nature of development in the area, including the tall/taller buildings to the south and east of the site, it is recommended that the development potential of the site remains is increased to c.100 dwellings, with existing uses retained at ground floor level fronting onto the Marlowes.

Overall conclusion	Site is recommended as a potential allocation for around 100 dwellings, with town centre uses located at ground floor level, subject to further evidence testing.
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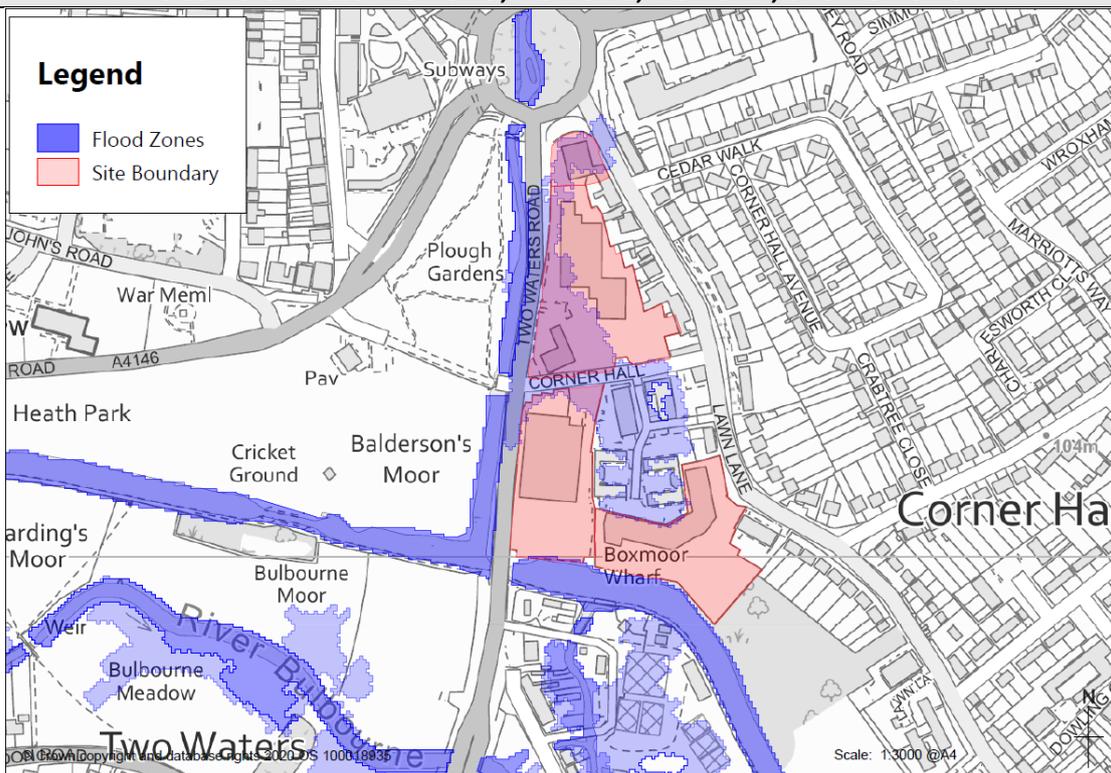
**Part of existing allocation MU/1. Hemel Hempstead
Site Reference: Hemel07**



Development potential following full assessment	Around 106 dwellings
Previously Developed Land	Site partly contains previously developed land.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood risk	The eastern boundary of the site includes small areas of flood zones 2 and 3, and is at high risk of surface water flooding.
Identified constraints	<ul style="list-style-type: none"> • Partly overlaps with Hemel Hempstead conservation area • May impact on the setting of The Bury (Listed Building) • Adjacent to an Area of Archaeological Significance • Within Source Protection Zone 1 • Part of the site is affected by Flood Zones 2 and 3 (0.05 hectares)
Relevant planning history	4/02114/10/MFA- 130 residential units to be provided between this site and on the southern edge of the previous college site.
Additional guidance documents	Hemel Hempstead Town Centre Masterplan (2013): Identified as a housing site.
Other material considerations	Site formed part of an existing allocation MU/1 – West Herts College site and Civic Zone. The allocation was for c.600 dwellings. The majority of the original allocation is completed or under-construction. The review of the allocation determined that part of the wider site would be carried forward and

	<p>allocated for c.200 dwellings in the new Local Plan. It recognised that for this site, there is a lack of clarity about whether this site will come forward for residential development, as it is unclear if its existing education use will be retained in the longer term.</p>
<p>Conclusions following review: The site consists mainly of previously developed land and is located in a highly sustainable location on the edge of the designated town centre, one of the most sustainable locations in the borough, with immediate access to a wide range of town centre uses and associated employment opportunities.</p> <p>The site is currently in use for education purposes associated with West Herts College, delivering the construction curriculum. Much of the wider college site has been subject to significant regeneration in recent years. Phase 1 included the delivery of the main campus building and is now complete. Phase 2 is underway and includes the delivery of additional campus buildings and facilities, alongside new residential development to the south of the main campus building.</p> <p>Fluvial flood risk associated with the adjacent River Gade was a concern, however updated flood zone maps in this location result in the site now being at low risk of flooding (Flood Zone 1). A culvert bisects the site on a north-south axis, and this is considered a constraint to development, particularly when an easement is provided.</p> <p>It is unclear at this stage whether there is a reasonable prospect that this site could come forward for a residential-led scheme, as it is unclear if the land is needed for the longer term needs of West Herts College, including whether it will form part of a third phase of expansion. It is understood that the position may be subject to review as Phase 2 is completed.</p>	
<p>Overall conclusion</p>	<p>Site is not recommended for allocation, but may still come forward as a windfall site if proposals accord with relevant policies of the new Local Plan.</p>

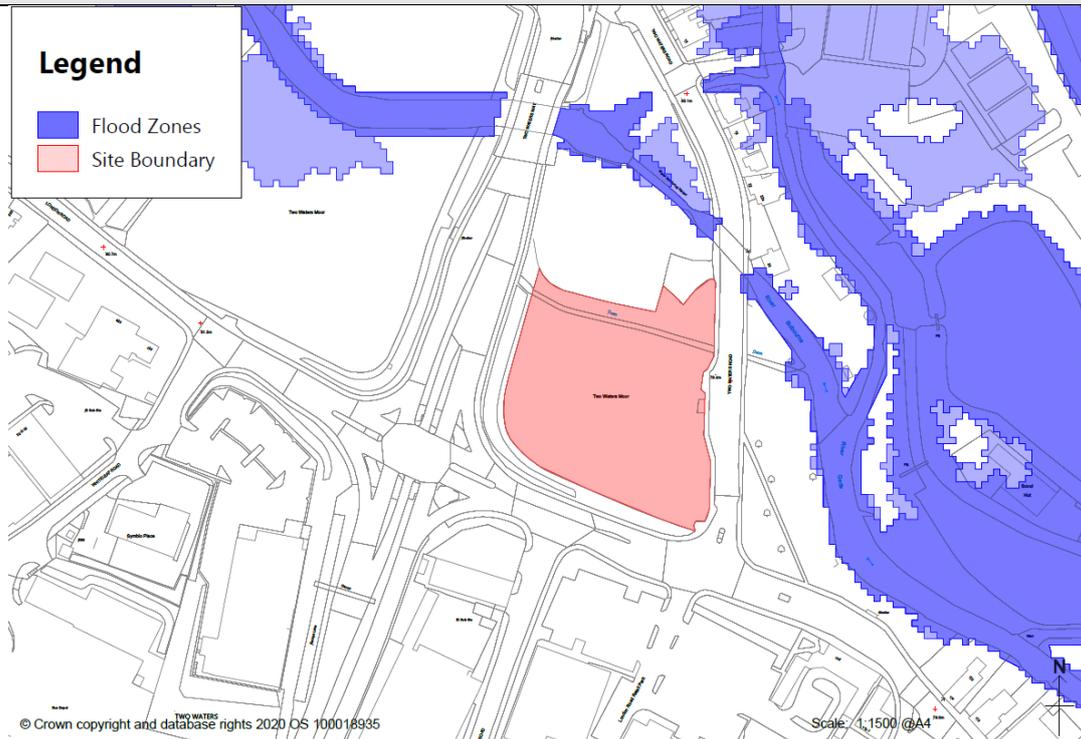
Two Waters North/ The Plough. Hemel Hempstead
Site References: Hemel15; Hemel16; Hemel17; and Hemel18



Development potential following full assessment	Around 307 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	Parts of the site are actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood risk	Part of the site is within flood zones 2 and 3 and is at high risk of surface water flooding. The allocation of this site would need to satisfy the sequential and if needed the exception test.
Identified constraints	<ul style="list-style-type: none"> • Adjacent to Corner Hall Cottage (Listed Building) • Adjacent to Boxmoor Common (Historic Park and Garden and is partly within Boxmoor Common wildlife site) • Part of the allocation is within 800 metres of a SSSI • Part of Hemel15 is affected by Flood Zone 2 and 3 (0.77 hectares) • Within 800 metres of a designated AQMA
Relevant planning history	No relevant planning history.
Additional guidance documents	Two Waters Masterplan Guidance (2018): Identified for residential development ranging from 4 to 16 storeys in height with the highest landmark building to be provided at the northern end of the site (Hemel15). Development is also to incorporate green and open spaces a pedestrian/ cyclist link

	through the development and a new pedestrian/ cyclist only bridge across the Grand Union Canal.
Other material considerations	Hemel15 is an existing allocation (H/10 – The Point, Two Waters Road) for 25 dwellings. The review of this allocation (see Appendix A) determined that the site should be included in the full assessment with consideration given to the overall development potential of this site alongside adjacent land as identified in the Two Waters Masterplan Guidance (2018).
<p>Conclusions following review: The sites consist wholly of previously developed land and is located in the Two Waters Opportunity Area of Hemel Hempstead, just south of the town centre. The existing allocation of H/10 The Point (Hemel15) is included as part of this review despite its development being relatively low as a stand-alone site. This is due to the potential for a comprehensive redevelopment in this area, to which Hemel15 could play an important role as a landmark/gateway site. The site is highly sustainable, located between the town centre and the train stations, to which dedicated pedestrian/cycle access is available via the adjacent Boxmoor Common.</p> <p>The site includes a number of existing uses, including a former petrol station (now in use as a car wash), car showrooms and retail warehouses (bulky goods). Some of these existing businesses are considered by the Council to not be making efficient use of the land in this location, and it is considered that there is an opportunity here to comprehensively redevelop the site as a residential led scheme alongside some employment generating uses.</p> <p>There is a higher risk of fluvial and surface water flooding on the site which is a recognised constraint, and the allocation of the site would require it to satisfy the sequent test to site selection. The flood zone maps for this location were updated in the last 12 months. Some of the site was previously located in Flood Zone 3, however this is no longer the case. Parts of the site, particularly along Two Waters Road and Corner Hall are within Flood Zone 2, which principally affects Hemel15 and Hemel16, where the probability of river flooding is between 1 in 100 and 1 in 1,000 years. Residential development is classified as ‘more vulnerable’ development, while the majority of employment generating uses is classified as ‘less vulnerable’ development. In both instances the exception test is not required and such development is considered appropriate. The risk of flooding needs to be considered carefully alongside other sustainability benefits including the site’s location close to services, facilities and transport hubs, as well as the overall development potential of the site.</p>	
Overall conclusion	Site is recommended as a potential allocation for around 350 dwellings with the potential for some active uses at ground floor level, subject to further evidence testing, including passing the sequential test for flood risk.

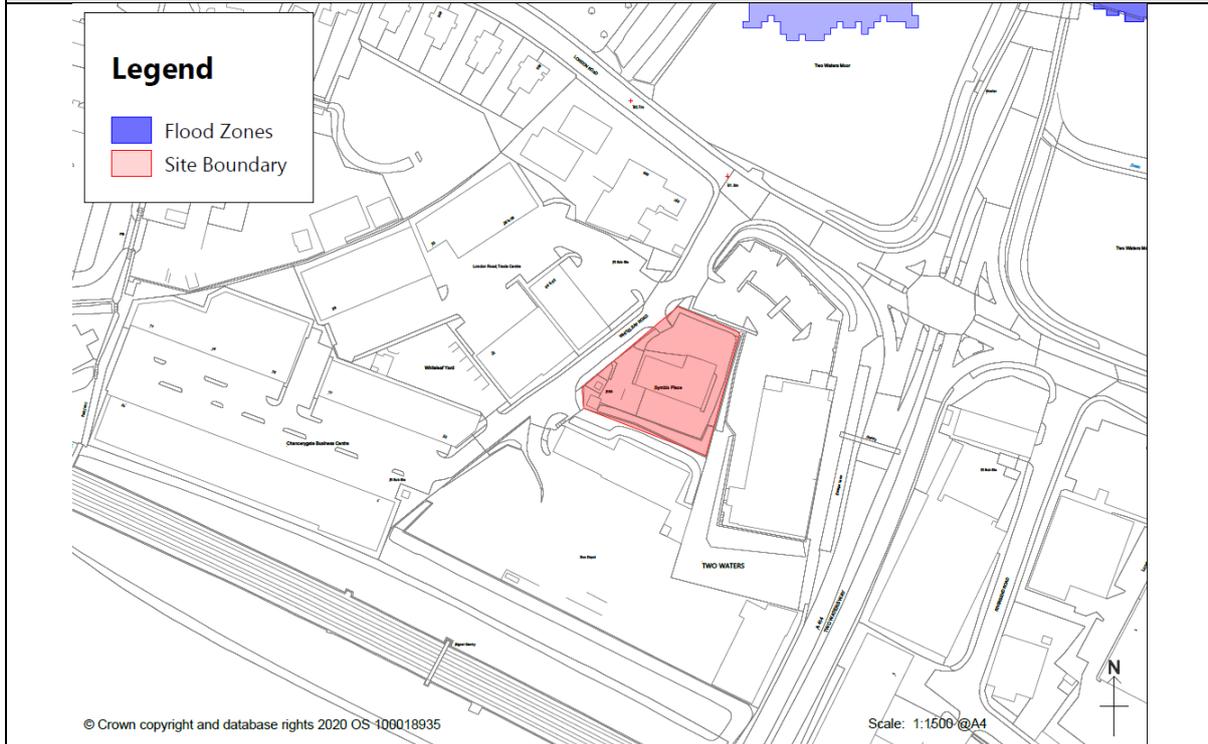
Two Waters East, Two Waters Road. Hemel Hempstead
Site Reference: Hemel23



Development potential following full assessment	Around 77 dwellings
Previously Developed Land	Site is principally greenfield in nature.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood risk	Site is not in flood zones 2 or 3, but is at higher risk of surface water flooding.
Identified constraints	<ul style="list-style-type: none"> • May impact on the setting of The Bell Inn (Listed Building) • Within Boxmoor Common (Historic Park and Garden and Wildlife Site) • Approximately 625 metres to the east of a SSSI • Tree Preservation Orders within or on the site boundary • Within 800 metres of a designated AQMA
Relevant planning history	No relevant planning history.
Additional guidance documents	Two Waters Masterplan Guidance (2018) - Identified as Site 3 for residential development up to 6 storeys and provide an element of public open space.
Other material considerations	The Box Moor Trust applied to the Secretary of State for Environment, Food and Rural Affairs for the site and other land to the east and north to be de-registered as common land. This is currently with the Planning Inspectorate and a decision has yet to be made. The proposed de-registration of this land would be

	exchanged with a larger parcel of land (Dellfield - c.16 acres) closer to the Box Moor Trust centre.
<p>Conclusions following review: The site consists wholly of greenfield land and is located at the busy Two Waters Road / London Road Junction, in the Two Waters Opportunity Area. The site is in a highly sustainable location, within walking distance of Hemel Hempstead town centre and to nearby railway stations.</p> <p>The site currently forms part of the Box Moor Common however the land was separated from the rest of the common when the A41 was built to the south of Hemel Hempstead. The Box Moor Trust is currently going through the process of de-registering the land and the decision on this is pending. The site is promoted by the Trust on the basis that its development will result in significantly greater benefits for the rest of the Common, including the designation and enhancement of a larger area of land to the south west of the town.</p> <p>A slightly higher risk of surface water flooding as a result of the drain within the site, along with potential noise and air pollution are identified constraints at this stage. The comparable land immediately to the north of this site received permission for 39 apartments (currently under construction), and officers are confident that the identified constraints can be sufficiently mitigated.</p> <p>Having regard the above and the prevailing nature of development in the area, officers consider that the site should be carried forward for further testing for around 60 dwellings. Officers consider this scale of development to be appropriate, given the site's location at one of the key gateways to Hemel Hempstead.</p>	
Overall conclusion	Site is recommended as a potential allocation for around 60 dwellings, subject to further evidence testing.

Symbio Site, Whiteleaf Road, Hemel Hempstead
Site Reference: Hemel31



Development potential following full assessment	Around 55 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and is deliverable early in the plan period.
Flood risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> • In the vicinity of Boxmoor Common (Wildlife site and Historic Park and Garden) • Approximately 470 metres to the east of a SSSI
Relevant planning history	<ul style="list-style-type: none"> • 4/01044/14/OPA- Conversion of existing office block into 17 flats. Permission granted • 4/03441/15/MFA- 16 storey building creating 272 flats. Permission granted • 4/02368/17/MOA- 17 storey building creating 305 flats. Dismissed at Appeal
Additional guidance documents	Two Waters Masterplan Guidance (2018): Identified as Site 2 for residential development up to 8 storeys.
Other material considerations	Site is currently allocated as part of the wider General Employment Area in this location. The planning permissions on this site mean that the site is recommended to be removed as an employment allocation.

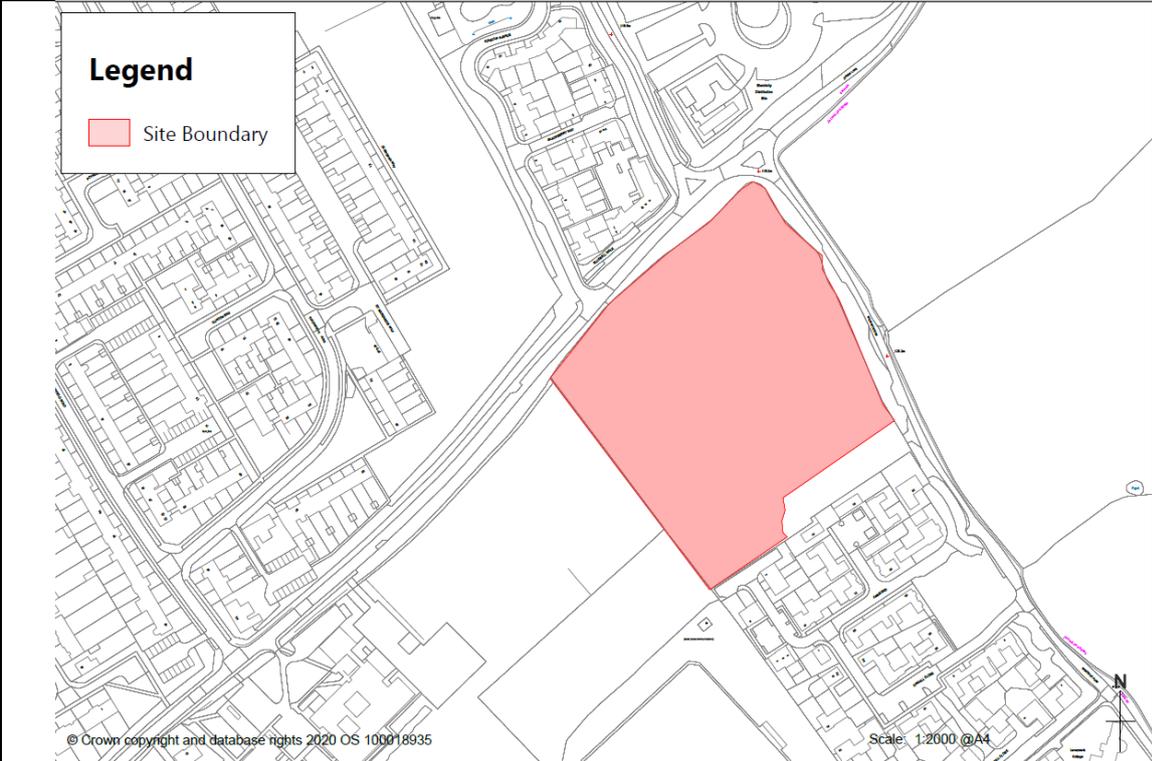
Conclusions following review: The site consists wholly of previously developed land that has been vacant for a number of years and is part demolished. It is located close to the busy Two Waters Road / London Road Junction, in the Two Waters Opportunity Area. The site is in a highly sustainable location, within walking distance of Hemel Hempstead town centre and to the nearby railway station.

Planning permission has previously been granted for 272 apartments and other ancillary uses across 16 storeys on this site, however it is understood that the permitted scheme will now not come forward due to viability issues associated with delivering an exceptionally high quality scheme. The principle of redevelopment of the site for residential use and acceptable building heights is therefore already determined.

Having regard to the above and the prevailing nature of development in this area, officers consider that the site should be carried forward for further testing. In considering an appropriate quantum of development on this site, officers are mindful of the viability issues associated with the previously permitted high density scheme. Officers consider the site should be tested for around 180 units, which still seeks to deliver a high density scheme and is more realistic a scale in terms of its deliverability. This should not preclude the potential for a larger scheme to come forward on this site.

Overall conclusion	Site is recommended as a potential allocation for around 180 dwellings, subject to further evidence testing.
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Site to the south of Green Lane. Hemel Hempstead
Site Reference: Hemel42



Development potential following full assessment	Around 81 dwellings
Previously Developed Land	Site is principally greenfield in nature.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood Risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> Wholly within an Area of Archaeological Significance Within Source Protection Zone 3
Relevant planning history	No relevant planning history.
Additional guidance documents	No relevant guidance documents.
Other material considerations	The site is currently designated as open land through the existing core strategy.

Conclusions following review: The site wholly consists of greenfield land and is located on the edge of the built up area of Hemel Hempstead, and in close proximity to Maylands Business Park to the north, a key employment location in the borough. The historic core of Leverstock Green is a short walk to the south east, where there is a number of important local services and facilities, as well as good public transport links to other parts of the town.

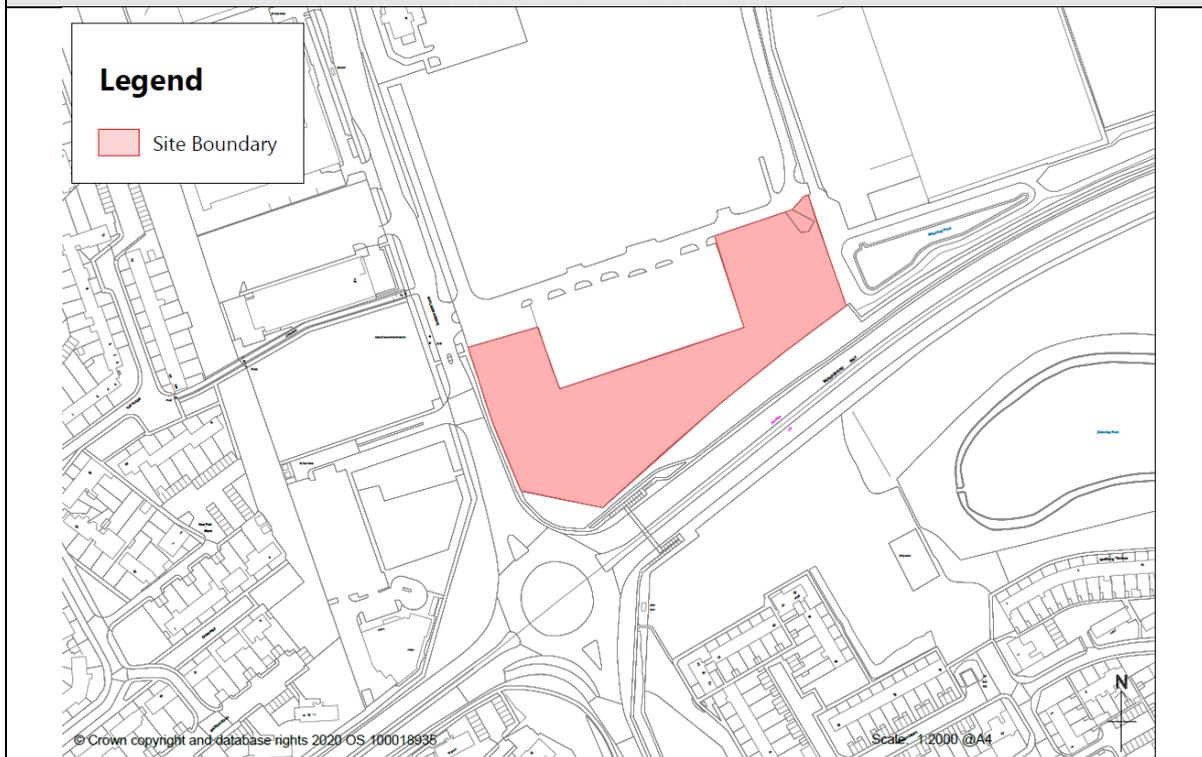
Despite its current designation as open land, it currently serves limited purpose for the local and wider community and is principally in use for agricultural purposes. The land to the north and south of the site has come forward for development in recent years, and an existing allocation to the north west of the site is proposed to be retained. Land to the east of the site (same ownership) was proposed to be allocated in the emerging St. Albans City and District Local Plan, prior to it being withdrawn.

There are no significant identified constraints for this site and having regard to this and the above, officers consider that the site should be carried forward for further testing. Officers consider that the study's recommendation of 80 dwellings is an appropriate level that would make efficient use of this site, having regard to the prevailing nature of development in the area.

Overall conclusion

Site is recommended as a potential allocation for around 80 dwellings, subject to further evidence testing.

**Lucas Aerospace Ltd, Maylands Avenue (Aviva site). Hemel Hempstead
Site Reference: Hemel53**



Development potential following full assessment	Around 290 dwellings
Previously Developed Land	Site is principally greenfield in nature, but serves limited purpose (non-agricultural)
Promoted for development	The site is actively promoted for employment development, to be delivered early in the plan period.
Flood Risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> • Adjacent to an Area of Archaeological Significance • Within Source Protection Zone 3
Relevant planning history	<ul style="list-style-type: none"> • 4/01922/19/MFA – Redevelopment of the site to provide 21,726 sqm employment floorspace – Permission Granted
Additional guidance documents	Maylands Masterplan (2007): Identified as part of the Maylands Gateway area, principally to deliver high quality employment floorspace. No phasing was identified for the site.
Other material considerations	No other material considerations identified.

Conclusions following review: The site principally consists of greenfield land on the edge of Maylands Business Park, a key employment location in the borough. The land is currently boarded up and serves limited use at present.

The site forms part of a larger parcel of land that has received planning permission at the end of 2019 for 21,726 sqm of flexible floorspace within use classes B1c/B2/B8 (employment use). To date, no works have commenced on site, however officers

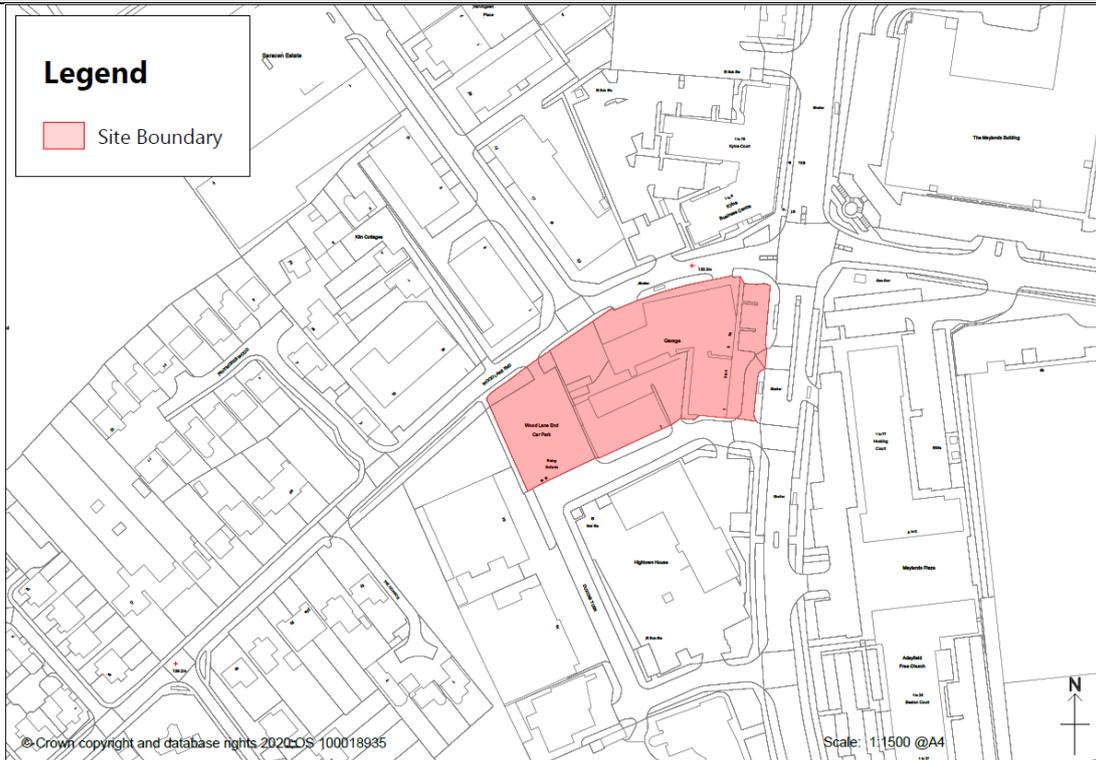
understand that there remains an intention to bring forward the permitted scheme on this site. If this is the case, then the site cannot come forward for alternative uses such as residential.

For this reason, officers consider there is no reasonable prospect at this time that the site can come forward for residential uses and therefore do not recommend that it is carried forward for further testing.

Overall conclusion

Site is not recommended for allocation, but may still come forward as a windfall site if proposals accord with relevant policies of the new Local Plan. It is likely that the site will come forward for employment uses, such as the permitted data centre.

Maylands Business Area (i). Hemel Hempstead
Site Reference: Hemel55



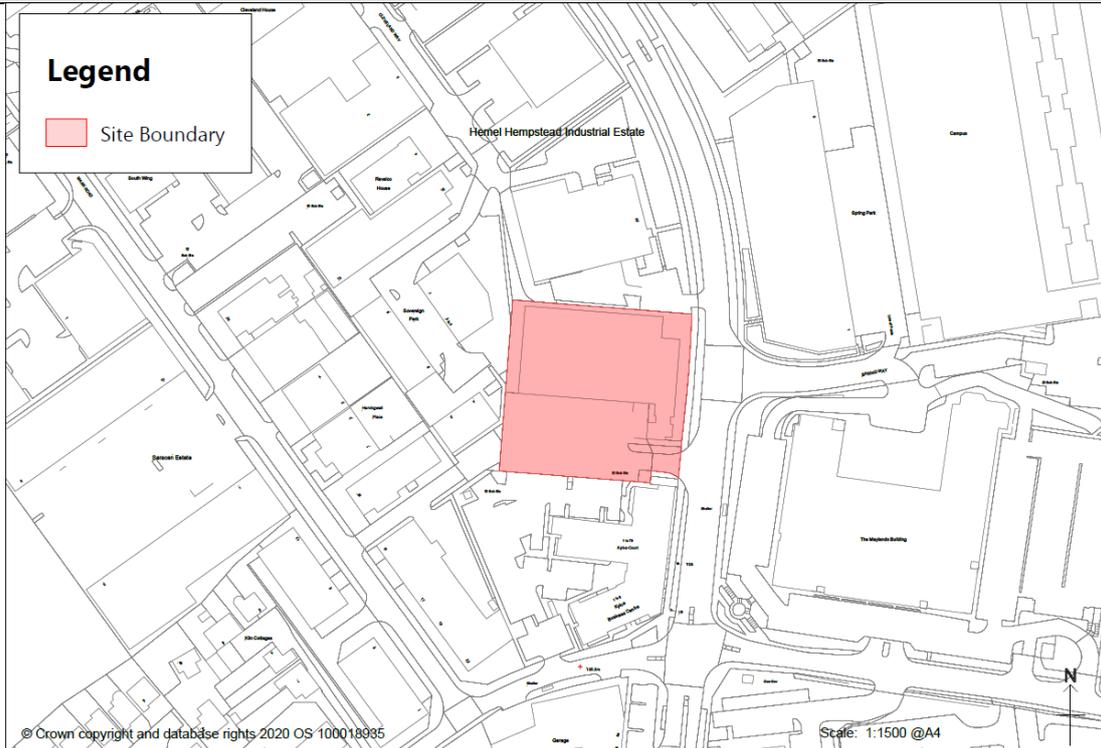
Development potential following full assessment	Around 132 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	Parts of the site are actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood Risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> • Adjacent to an Area of Archaeological Significance • 120 metres to the east of Maylands Wood (Wildlife Site) • Within Source Protection Zone 3
Relevant planning history	4/00134/99/FUL- reinstatement of flat on first floor – Permission Granted
Additional guidance documents	<ul style="list-style-type: none"> • Heart of Maylands Development Brief (2010): Identified to include a landmark building and surface parking
Other material considerations	Site is proposed to form part of the new Local Centre allocation at Maylands.
<p>Conclusions following review: The site consists wholly of previously developed land and includes a number of businesses and facilities on site, including a number of small retail units, car services, car sales and public car park. The site lies in the Heart of Maylands, a key employment location in the borough, and is well located close to public transport routes which connect the area with the wider town.</p>	

There is a strong level of business occupation across the site which reflect the prevailing nature of this part of Maylands as an important local centre, however some areas of the site such as the car park are considered to be underutilised at present. Building heights are generally no more than 2-3 storeys on site, which is lower than many recent developments in the vicinity of the site (up to 7/8 storeys to the north and east of the site), and there is a small number of residential apartments located on part of the site.

There are no other physical or policy constraints that would otherwise impact the development potential of the site. Given the reasonable prospect that many of the existing businesses located on the site can be retained, it is not recommended that the site is carried forward for further testing as a potential residential-led allocation. Officers however do consider it appropriate that the site is included within the Maylands Local Centre designation for the new Local Plan, which will give added support for the regeneration and intensification of this site, should it become available in the plan period.

Overall conclusion	Site is not recommended for a residential-led allocation, but is proposed to form part of the new Maylands Local Centre allocation, where some residential development is supported.
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Maylands Business Area (ii). Hemel Hempstead
Site Reference: Hemel56



Development potential following full assessment	Around 118 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	Site is not actively promoted for development, and therefore it is unclear if it could come forward for development in the plan period.
Flood Risk	Site is not in flood zones 2 or 3, but is at higher risk of surface water flooding.
Identified constraints	<ul style="list-style-type: none"> • Adjacent to an Area of Archaeological Significance • Within Source Protection Zone 3
Relevant planning history	4/01319/14/FUL – Change of use from B1 to mixed class B1 and B8 – Permission Granted
Additional guidance documents	<ul style="list-style-type: none"> • Heart of Maylands Development Brief (2010) – Identified as part of a wider parcel of land to deliver a mixed use scheme including commercial/residential elements.
Other material considerations	No other material considerations identified.

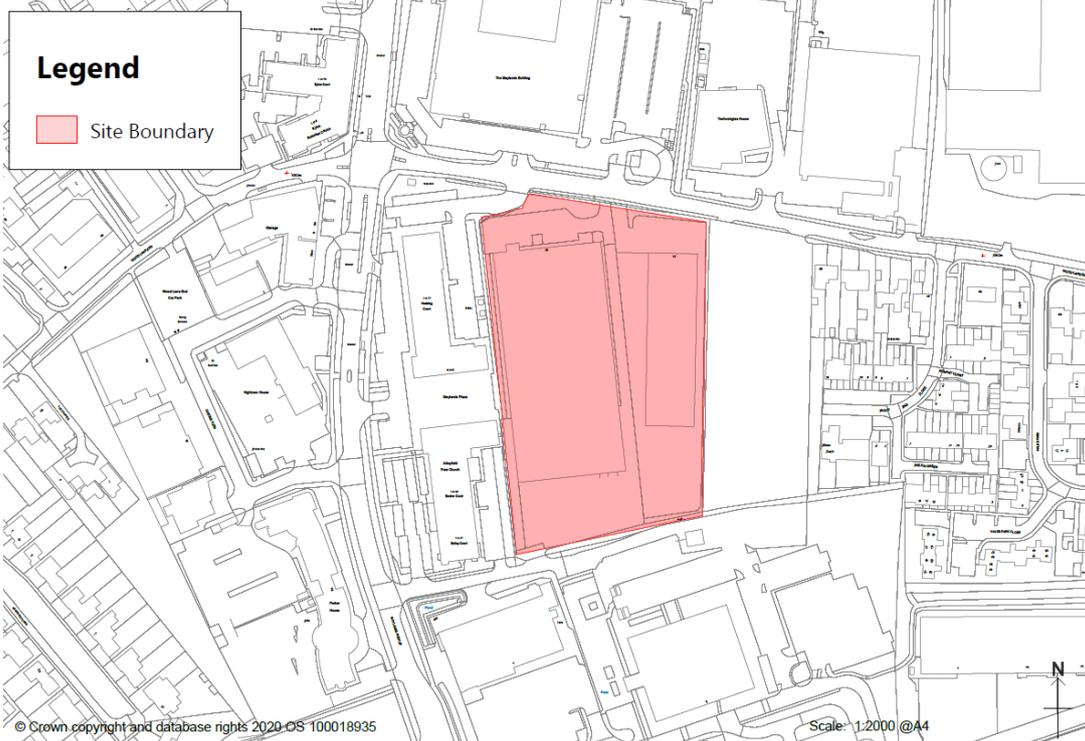
Conclusions following review: Site consists wholly of previously developed land and is located in Maylands Business Park, a key employment location in the borough. It is well located close to public transport routes which connect the area with the wider town. The site is currently in active economic use for storage distribution and there is a reasonable prospect that this can be retained.

Land immediately to the south of the site has recently been redeveloped as a mixed use scheme incorporating residential with commercial/office space across seven storeys, in broad accordance with the Heart of Maylands Development Brief, which also identifies this site has having potential to deliver similar uses.

There are no other physical or policy constraints that would otherwise impact the development potential of the site. Given the reasonable prospect that the existing business located on the site can be retained, it is not recommended that the site is carried forward for further testing as a potential residential-led allocation.

Overall conclusion	Site is not recommended for allocation, but may still come forward as a windfall site if proposals accord with relevant policies of the new Local Plan.
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66 and 72 Wood Lane End, Hemel Hempstead
Site Reference: Hemel57



Development potential following full assessment	Around 169 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and is deliverable early in the plan period.
Flood risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources.
Identified constraints	<ul style="list-style-type: none"> Wholly within an Area of Archaeological Significance 330 metres to the east of Maylands Wood (Wildlife Site) Within Source Protection Zone 3
Relevant planning history	<ul style="list-style-type: none"> 4/00676/14/MFA- construction of 130 units. Permission granted 20/00963/MFA- construction of 158 dwellings ranging from 2-9 storeys and 3 commercial units.
Additional guidance documents	<ul style="list-style-type: none"> Heart of Maylands Development Brief (2010): Identified for mixed use development Maylands Masterplan (2007): Identified as a public car park
Other material considerations	The most recent application 20/00963/MFA is still to be determined at the time that this report was drafted.

Conclusions following review: The site consists wholly of previously developed land and is adjacent to the local centre in Maylands Business Park a key employment location in the borough. With this, the site benefits from a range of services, facilities and employment opportunities.

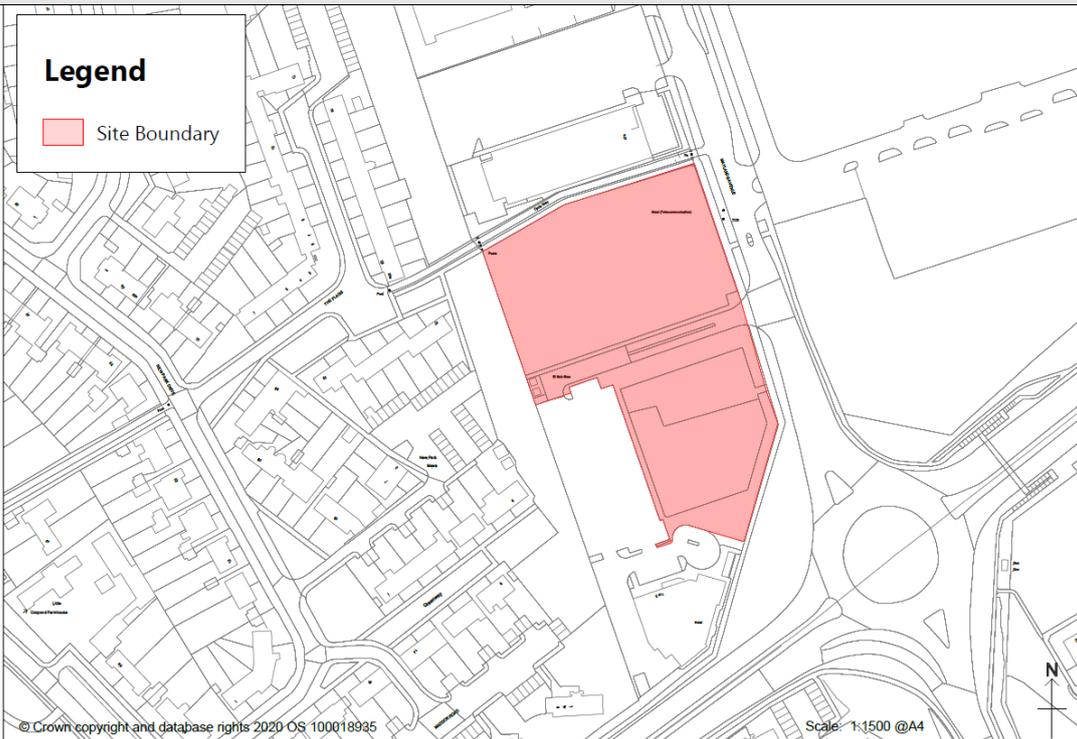
The site is designated in the Heart of Maylands Development Brief for mixed-use development. The principle of developing this site in part for residential development has also been determined through an existing application, however the most recent application (20/00963/MFA) does not include any substantial non-residential uses other than three small scale commercial uses at ground floor level. Residential development on this site would assist with delivering greater vibrancy around the local centre throughout the day (and not just working hours), maintaining its role as an emerging vibrant quarter for Hemel Hempstead.

The land immediately to the east has permission for 55 dwellings and is currently under construction. Any development would need to take account of sensitivities relating to private amenity space on that site. There no other identified constraints which are likely to significantly impact the development potential of the site.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal. It is recommended that the development potential of the site is reduced to around 150 dwellings to take account of potential sensitivities with the new residential scheme to the east. This still seeks to optimise the use of this site, having regard to this and other constraints. Other uses which would enhance the vibrancy of the local centre in this area should also be encouraged.

Overall conclusion	Site is recommended as a potential allocation for around 150 dwellings subject to further evidence testing.
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Plots 2/3 Kier Park, Maylands Avenue, Hemel Hempstead
Site Reference: Hemel58



Development potential following full assessment	Around 242 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and is deliverable early in the plan period.
Flood risk	Site is not in flood zones 2 or 3, but is at higher risk of surface water flooding.
Identified constraints	<ul style="list-style-type: none"> • Within Source Protection Zone 3
Relevant planning history	4/02286/18/MFA - for 268 flats and 1,404 sq.m of office space. Principle of development for residential/office use considered acceptable. Permission was refused on the grounds that the scheme as a whole represented overdevelopment of the site.
Additional guidance documents	Maylands Masterplan (2007): Identified as part of Maylands Gateway, to deliver a leisure/tourism focused area (Hotel, Conference centre, restaurant and bar/pub)
Other material considerations	The refused planning application is subject to an ongoing appeal that is yet to be determined.
<p>Conclusions following review: The site consists wholly of previously developed land, albeit the site has remained as 'scrub' land for a number of years since the demolition of the storage/distribution facility. It is adjacent to the Maylands Business Park, a key employment location in the borough, and in close proximity to the A414 and Junction 8 of the M1, and also to local bus services linking Maylands with the town centre and train station.</p>	

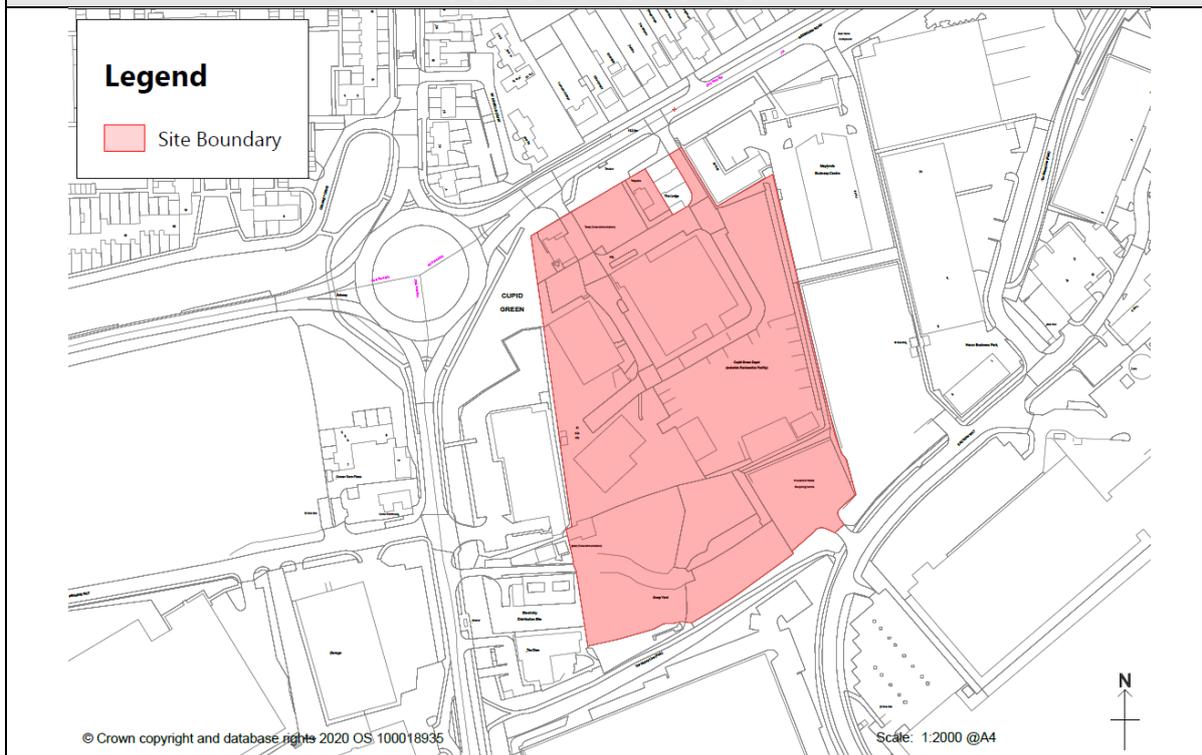
The site forms part of the Maylands Gateway designation identified in the Maylands Masterplan (2007). The land immediately to the south has delivered a landmark building consisting of a hotel, restaurant and fast food/take-away outlets. The west of the site is screened by a mature belt of trees, separating the site from more established residential neighbourhoods, however there is a pedestrian/cycle link along the northern boundary which does link these areas.

The recent application (4/02286/18/MFA) determined that a mixture of office space and residential development is considered acceptable on this site, however the scale of the proposal was determined to represent overdevelopment of the site. That application is subject to a current appeal which at the time of drafting this report has not been determined.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal. It is recommended that the development potential of around 250 dwellings and equivalent levels of office space is appropriate, and optimises the use of this site, having regard to known constraints. This is a reduction in scale of approximately 20 dwelling units on what was refused planning permission.

Overall conclusion	Site is recommended as a potential allocation for around 250 dwellings with 1,400 sq.m of office floorspace, subject to further evidence testing.
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**Cupid Green Depot, Hemel Hempstead
Site Reference: Hemel60**



Development potential following full assessment	Around 362 dwellings
Previously Developed Land	Site wholly consists of previously developed land.
Promoted for development	The site is actively promoted for development, and there is a reasonable prospect that it could come forward for development in the plan period.
Flood risk	Site is not in flood zones 2 or 3, and is at low risk of flooding from other sources. There is a small area on the northern boundary of the site which is at higher risk of surface water flooding.
Identified constraints	<ul style="list-style-type: none"> • May impact upon the setting of Corner Farmhouse (Listed Building) • Adjacent to the Nickey Line (Wildlife Site) • Within 400 metres of an authorised or historic landfill site
Relevant planning history	No relevant planning history.
Additional guidance documents	Not previously identified through guidance documents
Other material considerations	It is recognised that the current uses on this site are at capacity and unable to expand further in this location.

Conclusions following review: This site consists wholly of previously developed land and is located in close proximity to Maylands Business Park, a key employment location in the borough. The site is in close proximity to a frequent bus service (3/hour) to the town centre, and also benefits from some key local services in the immediate area.

The site consists of a household waste and recycling centre which serves the local community, as well as a car breaker. The waste and recycling centre are at capacity with no potential to expand further in this location. In line with planned future growth at Hemel Hempstead and the surrounding area it is expected that a new, larger centre will need to be delivered during the plan period and work is underway to identify a suitable new location for this. As a result, there is a reasonable prospect that the site will become available for development later in the plan period. The relocation and subsequent expansion of these facilities should not result in an overall loss of employment as a result of development of this site. It is likely that any expanded facilities will give rise to further employment opportunities than with what exists on this site.

The existing uses on this site are likely to give rise to the potential for ground contamination, however it is expected that this can be appropriately mitigated. Equally, there are no other identified constraints which are unlikely to be satisfactorily addressed as part of a future planning application.

Having regard to the information presented above, it is recommended that the site is subject to further evidence testing through the Local Plan, including through the Sustainability Appraisal. It is recommended that the development potential of 360 optimises the use of this site, having regard to known constraints.

Overall conclusion	Site is recommended as a potential allocation for around 360 dwellings, subject to further evidence testing.
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