

## Ashridge 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					
ASH1	The Orchard, Little Heath Farm, Little Heath Lane	Flat unused orchard land.	Proposed for 5 bedroom executive homes circa 350 sq m. Recent correspondance suggests 4 units.		R			Greenfield site, which is outside village settlement. Site is being promoted by OMD HomeCounties Limited. Rejected on greenfield site suitability criteria	ASH1			
ASH2	Little Gaddesden Village Green	Green			R			Will create access issues for the properties behind the development strip. Site is rejected as it lies within an AONB. HCC are the site owners and agent/promoters.	ASH2			
ASH3	Potten End Road	farmland			R			HCC are site owners and agents/promoters. Rejected on greenfield site suitability criteria	ASH3			
ASH 4	Four Ways Garage, Little Gaddesden	Garage	Has planning permission	0.41	A			Planning permission exists	ASH4		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
ASH1	√	√						In green belt. Site next to an AONB.		√	√						Next to a large listed building. Next to a wildlife site.
ASH 2		√				√		Site is close to park or garden of historical importance. Site is in an AONB. Open space on site.		√	√			√			A number of listed buildings are located on and next to the site. Site is in conservation area. Site is next to a wildlife site. Public rights of way run through the site.
ASH 3	√							Site is in green belt.		√				√			Next to a wildlife site. Public right of way runs along edge of site.
ASH 4								The site has planning permission									

Ashridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
ASH1	The Orchard, Little Heath Farm, Little Heath Lane							ASH1
ASH2	Little Gaddesden Village Green							ASH2
ASH3	Potten End Road							ASH3
ASH 4	Four Ways Garage, Little Gaddesden	0.41	N/A	6	6	6		ASH4

Ashridge Ward

Site Ref.	<b>Availability</b>		<b>Achievability</b>			Value Assessment (H/M/L)	<b>Deliverability / Developability</b>	<b>Overcoming barriers to delivery</b>
	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+)	
ASH1								
ASH2								
ASH3								
ASH 4			M	M	H		0-5 years	Has planning 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		
ASH1	The Orchard, Little Heath Farm, Little Heath Lane																ASH1
ASH2	Little Gaddesden Village Green																ASH2
ASH3	Potten End Road																ASH3
ASH 4	Four Ways Garage, Little Gaddesden	0.41	N/A	U	N	6	6										ASH4
					Total Urban	6	6	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	6	6	0	0	0	0	0	0	0	0		