

Boxmoor 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					
BOX1	Pinewood Gardens	garage courts	surrounded by residential, near to open space, small site		R			Active use of garage courts	BOX1			
BOX2	off Pinewood Gardens	garage courts	quite large site with road frontage, close to open space and surrounded by residential		R			Active use of garage courts	BOX2			
BOX3	off SunnyHill Gardens (89)	rear gardens	large site surrounded by open space and residential. Inaccessible	0.654	A			Large backland space available. Gradient issue, Access would be through Gleddale.	BOX3	Northern part of site (89 Sunnyhill Road) subject to pre-application discussion (403/07).	U	N
BOX4	off SunnyHill Gardens (71)	rear gardens	Merged with BOX 3 further- potential access through Cardy Road. Inaccessible on site visit		R			BOX 4 has been merged in with BOX 3. Site rejected in order to retain garage courts.	BOX4			
BOX5	SunnyHill Road (35)	Gospel Hall	narrow building set back from road.surrounded by residential and close to open space. Inaccessible.		R			Site rejected in order to retain community facility.	BOX5			
BOX6	Glendale	dense woodland	quality green space with trees surrounded by residential		R			Quality amenity & tree issue.	BOX6			
BOX7	Hammerfield	garage courts	surrounded by church and residential area		R			Active use of garage courts	BOX7			
BOX8	Woodland Avenue	Convent & Gardens	large site surrounded by residential.	1.152	A				BOX8	Permission for 29 units	U	N
BOX9	GravelHill Terrace	Hall	looks active, fronting main road, surrounded by residential		R			Site has a community facility. Site is rejected in order to retain community facility.	BOX9			
BOX10	Latchford Place	Built residential	Housing Allocation H17A, surrounded by school and residential area. Potential to extend to adjacent rear gardens		R			Site has been built out,	BOX10			
BOX11	off Cowper Road (97)	garage courts & parking	surrounded by residential		R			Active use of garage courts	BOX11			
BOX12	off Cowper Road (85)	garage courts	surrounded by residential		R			Active use of garage courts	BOX12			
BOX13	off Cowper Road (85)	garage courts & parking			R			Active use of garage courts	BOX13			
BOX14	Woodland Close	scout hut and gardens			R			Site has a community facility. Site rejected in order to retain community facility.	BOX14			
BOX15	Crouchfield	garage courts	surrounded by residential. Good site with road frontage		R			Active use of garage courts	BOX15			
BOX16	Mayo Gardens	Rear gardens	relatively large site with access through Mayo Gardens		R			Gradient issues. Site rejected in order to retain gardens.	BOX16			
BOX17	The Cornfields	garage courts	large site surrounded by residential and open space/cemetery.		R			Parking issue for surrounding flats. Site rejected in order to retain garage courts.	BOX17			
BOX18	Hanger Close	garage courts	relatively large site with good road access and close to open space.		R			Active use of garage courts	BOX18			
BOX19	Park Hill Road	garage courts	relatively large site surrounded by residential		R			Active use of garage courts	BOX19			

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BOX20	Anchor Lane	The Leinster (formerly The Anchor)	large pub, corner site	0.152	A			Suggested through UCS consultation - pre-application discussions.	BOX20	Subject to pre-application discussions (181/07) Beechfield Road.	U	N
BOX21	off Anchor Lane (69)	garage courts	large site, good access to local centre, surrounded by residential		R			Active use of garage courts	BOX21			
BOX22	Anchor Lane (107)	residential units and vacant space	large site, close to local centre, surrounded by residential, under development		R			Site already built out.	BOX22			
BOX23	Anchor Lane (beside 121)	pub car park	large car park close to local centre and open space, potential to reduce parking area?		R			space constraints & parking. Site rejected in order to retain car park.	BOX23			
BOX24	St John's Road	Scout hut	Close to local centre, open space and residential		R			Hut is new and in good condition. Community facility. Site rejected to retain community facility.	BOX24			
BOX25	Castle Mead	garage courts & parking	Large site close to centre, open space, etc		R			Active use of garage courts	BOX25			
BOX26	St John's Road	Dacorum Music School	Attractive buildings and gardens, good road frontage, near to open space and local centre. Looks active		R			Building is listed & community facility. Site rejected to retain community facility.	BOX26			
BOX27	Hanover Green	residential units	Housing allocation site, close to local centre		R			Site already built (site allocation H19)	BOX27			
BOX28	Alston Road	social centre for the blind	large site, near to local centre, potential to extend to gardens adjacent. Good road access		R			Site has a community facility. Site rejected to retain community facility.	BOX28			
BOX29	Green End Road	rear gardens	surrounded by school, allotments and residential. Could not access		R			planning application for site next door, access potential. Site rejected in order to retain gardens.	BOX29			
BOX30	Sebright Road	rear gardens	relatively large site close to local centre. Could not access		R			large space potentially available, direct access to Sebright Road. Site rejected in order to retain gardens.	BOX30			
BOX31	off Moorland Road (14)	garage courts, sheds, parking	good frontage to river and canal, near to local centre		R			Active use of garage courts and flooding	BOX31			
BOX32	Kingsland Road	Factory	narrow site, actively used. Residential development ongoing in adjacent rear gardens		R			Majority of site rejected based on recommendations of employment land study. Remainder of site incorporated with BOX 44 (see below).	BOX32			
BOX33	River Park (59)	garage courts	large site, garage courts in acceptable condition, possibility of consolidating the garage courts?		R			Associated with housing all well used. Site rejected to retain garage courts.	BOX33			
BOX34	River Park (77)	garage courts and parking			R			Associated with housing all well used. Site rejected to retain garage courts and parking facilities.	BOX34			

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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					
BOX35	River Park (145)	garage courts and parking			R			Associated with housing all well used. Site rejected to retain garage courts and parking facilities.	BOX35			
BOX36	Horsecroft Road	Boxmoor Social Club	good corner site, close to local centre		R			Site rejected in order to retain community facility.	BOX36			
BOX37	Horsecroft Road	residential unit and unused space	large space to rear of commercial units, close to local centre	0.05	A			prime development site, but potential for servicing issues?	BOX37		U	N
BOX38	Fishery Passage	vacant corner site	good local centre location, currently used for parking		R			Mobile library uses site. Site rejected to retain parking facilities.	BOX38			
BOX39	Fishery Passage	overgrown gardens and derelict shed	overgrown gardens and shed within local centre		R			Built out	BOX39			
BOX40	St John's Road (45 & 43 rear)	car parking & overgrown gardens			R			Site has access issues, There are currently no intentions to develop this site.	BOX40			
BOX41	Puller Road	car parking, rear gardens	potential to develop across to meet new housing on other side		R			Under construction	BOX41			
BOX42	Cowper Road	Car Park	car park not well used	0.06	A			previous plans for housing there	BOX42		U	N
BOX43	Crouchfield	Vacant Space	dense woodland?		R			Site rejected to retain amenity space.	BOX43			
BOX 44	River Park	rear gardens	Under development with half of BOX32		R			Built out	BOX 44			
BOX45	Horsecroft Road	vacant?	Rear gardens		R			Site rejected to retain gardens.	BOX45			
BOX46	Crouchfield (69)	residential under construction			R			Site is under construction.	BOX46			

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	Additional Comments
BOX1																	
BOX2																	
BOX3		√			√			Edge of site lies on open land and open space.	√			√	√	√	√		Tip of site lies in a wildlife site. Tip of site affected.sloping site. Public right of way goes through site.
BOX4																	
BOX5																	
BOX6																	
BOX7																	
BOX8									√			√	√	√			On a public right of way.Tip of site affected by TPO. controversial application, area could be designated as wildlife, convent building listed, levels, etc. Site currently at appeal.
BOX9																	
BOX10																	
BOX11																	
BOX12																	
BOX13																	
BOX14																	
BOX15																	
BOX16																	
BOX17																	
BOX18																	
BOX19																	
BOX20								No designations on this site.									
BOX21																	
BOX22																	
BOX23																	
BOX24																	
BOX25																	
BOX26																	
BOX27																	

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	Additional Comments
BOX28																	
BOX29																	
BOX30																	
BOX31																	
BOX32																	
BOX33																	
BOX34																	
BOX35																	
BOX36																	
BOX37		√	√	√			Site on open land and open space. Site next to local centre.		√				√				On Wildlife Site. potential for servicing issues
BOX38																	
BOX39																	
BOX40																	
BOX41																	
BOX42			√				In local centre										
BOX43																	
BOX44																	
BOX45																	
BOX46																	

Boxmoor Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BOX1	Pinewood Gardens							BOX1
BOX2	off Pinewood Gardens							BOX2
BOX3	off SunnyHill Gardens (89)	0.654	5	25	41	33		BOX3
BOX4	off SunnyHill Gardens (71)							BOX4
BOX5	SunnyHill Road (35)							BOX5
BOX6	Glendale							BOX6
BOX7	Hammerfield							BOX7
BOX8	Woodland Avenue	1.152	N/A	29	29	29		BOX8
BOX9	GravelHill Terrace							BOX9
BOX10	Latchford Place							BOX10
BOX11	off Cowper Road (97)							BOX11
BOX12	off Cowper Road (85)							BOX12
BOX13	off Cowper Road (85)							BOX13
BOX14	Woodland Close							BOX14
BOX15	Crouchfield							BOX15
BOX16	Mayo Gardens							BOX16
BOX17	The Cornfields							BOX17
BOX18	Hanger Close							BOX18
BOX19	Park Hill Road							BOX19
BOX20	Anchor Lane	0.152	19	7	27	17		BOX20
BOX21	off Anchor Lane (69)							BOX21
BOX22	Anchor Lane (107)							BOX22
BOX23	Anchor Lane (beside 121)							BOX23
BOX24	St John's Road							BOX24
BOX25	Castle Mead							BOX25
BOX26	St John's Road							BOX26
BOX27	Hanover Green							BOX27
BOX28	Alston Road							BOX28
BOX29	Green End Road							BOX29
BOX30	Sebright Road							BOX30
BOX31	off Moorland Road (14)							BOX31
BOX32	Kingsland Road							BOX32
BOX33	River Park (59)							BOX33
BOX34	River Park (77)							BOX34
BOX35	River Park (145)							BOX35
BOX36	Horsecroft Road							BOX36
BOX37	Horsecroft Road	0.05	5	2	3	3		BOX37
BOX38	Fishery Passage							BOX38
BOX39	Fishery Passage							BOX39
BOX40	St John's Road (45 & 43 rear)							BOX40
BOX41	Puller Road							BOX41
BOX42	Cowper Road	0.06	5	2	4	3		BOX42
BOX43	Crouchfield							BOX43
BOX 44	River Park							BOX 44
BOX45	Horsecroft Road							BOX45
BOX46	Crouchfield (69)							BOX46

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Site Ref.	Availability		Achievability				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)	Value Assessment (H/M/L)	Phasing (0-5, 6-10, 11-15, 15+)	
BOX1								
BOX2								
BOX3			M-H	L	M		No phasing period	Large rear gardens of several residential properties. No current access. Land steep. Multiple ownership issues at present which would need to be resolved if development is to occur. Developer intention unknown.
BOX4								
BOX5								
BOX6								
BOX7								
BOX8			L	M	H		0-5 years	Permission granted
BOX9								
BOX10								
BOX11								
BOX12								
BOX13								
BOX14								
BOX15								
BOX16								
BOX17								
BOX18								
BOX19								
BOX20			M	M-H	M-H		0-5 years	Leinster pub and car parking. Issues around relocation of existing business. Demolition needed, which would increase costs. Small scale flatted scheme. Suitable for a local housebuilder. Pre-application discussions have been held, so developer intention exists.
BOX21								
BOX22								
BOX23								
BOX24								
BOX25								
BOX26								
BOX27								
BOX28								
BOX29								
BOX30								
BOX31								
BOX32								
BOX33								
BOX34								
BOX35								
BOX36								

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BOX37			M	H	M		No phasing	Site is currently a residential property and open green space. Ownership issues, as well as rights to light and overlooking. Local housebuilder. Residents would need to be relocated.
BOX38								
BOX39								
BOX40								
BOX41								
BOX42			M	M	M-L		No phasing	Underused car parking in residential area with significant amounts of on-street parking. Developer interest unknown at present.
BOX43								
BOX 44								
BOX45								
BOX46								

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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		
BOX1	Pinewood Gardens																BOX1
BOX2	off Pinewood Gardens																BOX2
BOX3	off SunnyHill Gardens (89)	0.654	5	U	N								25	41			BOX3
BOX4	off SunnyHill Gardens (71)																BOX4
BOX5	SunnyHill Road (35)																BOX5
BOX6	Glendale																BOX6
BOX7	Hammerfield																BOX7
BOX8	Woodland Avenue	1.152	N/A	U	N	29	29										BOX8
BOX9	GravelHill Terrace																BOX9
BOX10	Latchford Place																BOX10
BOX11	off Cowper Road (97)																BOX11
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BOX17	The Cornfields																BOX17
BOX18	Hanger Close																BOX18
BOX19	Park Hill Road																BOX19
BOX20	Anchor Lane	0.152	19	U	N	7	27										BOX20
BOX21	off Anchor Lane (69)																BOX21
BOX22	Anchor Lane (107)																BOX22
BOX23	Anchor Lane (beside 121)																BOX23
BOX24	St John's Road																BOX24
BOX25	Castle Mead																BOX25
BOX26	St John's Road																BOX26
BOX27	Hanover Green																BOX27
BOX28	Alston Road																BOX28
BOX29	Green End Road																BOX29
BOX30	Sebright Road																BOX30
BOX31	off Moorland Road (14)																BOX31
BOX32	Kingsland Road																BOX32
BOX33	River Park (59)																BOX33
BOX34	River Park (77)																BOX34
BOX35	River Park (145)																BOX35
BOX36	Horsecroft Road																BOX36
BOX37	Horsecroft Road	0.05	5	U	N								2	3			BOX37
BOX38	Fishery Passage																BOX38
BOX39	Fishery Passage																BOX39
BOX40	St John's Road (45 & 43 rear)																BOX40
BOX41	Puller Road																BOX41
BOX42	Cowper Road	0.06	5	U	N								2	4			BOX42
BOX43	Crouchfield																BOX43
BOX 44	River Park																BOX 44
BOX45	Horsecroft Road																BOX45
BOX46	Crouchfield (69)																BOX46
			TOTAL		Total Urban	36	56	0	0	0	0	0	0	29	48		
			Mid point		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	36	56	0	0	0	0	0	0	29	48		