

T R I B A L

South West Hertfordshire

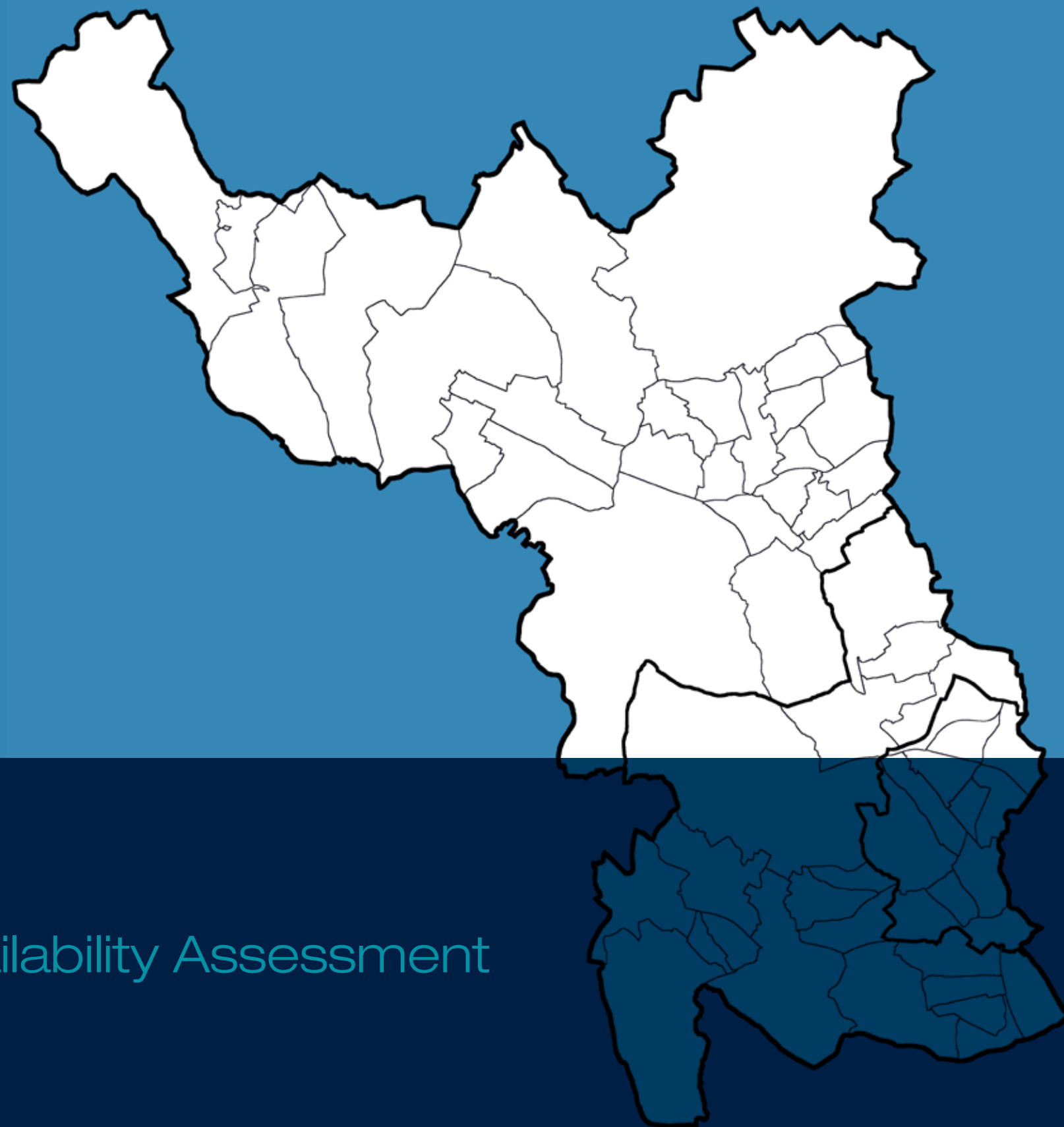
Dacorum Borough Council
Three Rivers District Council
Watford Borough Council

Strategic Housing Land Availability Assessment

Final Report: Volume 3a (Site Schedules- Dacorum)

October 2008

Tribal Urban Studio Team in association with Atisreal



1 **This volume**

1.1.1 This document represents Volume 3a of the South West Hertfordshire Strategic Housing Land Availability Assessment, containing the schedule of all sites identified in Dacorum Borough Council’s area through the study process. The document is presented on a ward basis, presenting both urban and greenfield sites.

1.1.2 For each ward, there are four schedules, presenting the progress from site identification through to the final capacity estimates:

- 1. Suitability Test: this is the long list of all sites
- 2. Estimating the Potential: the suitable sites go forward to an estimate of capacity
- 3. Availability and Achievability: Atis add comments on the availability and achievability of the suitable sites, with a recommendation of phasing period
- 4. Deliverability: Final assessment, bringing together capacity estimates, phasing and availability of all suitable and achievable sites.

1.1.3 The site schedules are ordered alphabetically by ward code thus:

AE	Adeyfield East
ALD	Aldbury and Wiggington
ASH	Ashridge
AW	Adeyfield West
BC	Berkhamsted Castle
BEN	Bennetts End
BE	Berkhamsted East
BW	Berkhamsted West
BOV	Bovingdon
BOX	Boxmoor
CH	Corner Hall
CHA	Chaulden
GAD	Gadebridge
GH	Grove Hill
HHC	Hemel Hempstead Central
HSP	Highfield St Pauls
KL	Kings Langley
LG	Leverstock Green
N	Northchurch
NM	Nash Mills

STA	St Albans (land outside Dacorum but part of Dacorum's RSS allocation) ¹
TC	Tring Central
TE	Tring East
TW	Tring West
WA	Watling
WE	Warners End
WH	Woodhall

- 1.1.4
- Readers who wish to cross-reference the sites in Volume 3a with the mapping for Dacorum in Volume 4a should note that only those sites that were accepted are plotted on the maps. Rejected sites do not appear.
- 1.1.5
- Finally, in some cases, midpoint capacity totals sometimes differ slightly from sheet to sheet, even when adding identical lists of site capacities. This is due to rounding of midpoint figures; however, whenever the results of the site schedules are quoted elsewhere in the report by ward, the total being quoted will always be that on the Deliverability sheet in the site schedules.

Disclaimer

- 1.1.6
- The site assessments and related comments made in the ‘availability and achievability’ sections of each settlement schedule relate only to conditions visible on site at the time of the ground survey in summer 2008 to the best of the surveyor’s knowledge at the time. For example, commentary that a particular site shows no evidence of developer activity relates only to the physical evidence on site that could be viewed, even if the site has a detailed planning history and/or, unbeknownst to the surveyor, activity was due to start on the site shortly

¹ For more details, please refer to the adopted East of England Regional Spatial Strategy.

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			

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					
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			

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					
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			Mike Penning is the agent/promotor.	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			

Adeyfield East Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
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	Additional Comments
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	Additional Comments
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.										

Adeyfield East Ward

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

Adeyfield East Ward

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

Site Ref.	Availability		Achievability			Value Assessme nt (H/M/L)	Deliverabil ity / Developab ility	Overcoming barriers to delivery
	Legal/own ership (H/M/L)	Developer' s intentions (H/M/L)	Market assessme nt (H/M/L)	Cost assessme nt (H/M/L)	Delivery assessme nt (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								

Adeyfield East Ward

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								

Adeyfield East Ward

								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

Adeyfield East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	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

Adeyfield East Ward

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		

Adeyfield West 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					
AW1	Old House Road	Formerly derelict flats			R	No restrictions apparent	No restrictions apparent	The site has been built out.	AW1			
AW2	Old House Road	Garage Courts	average condition		R			The site has an access issue, there are no known intentions to develop.	AW2			
AW3	Sawyers Way	Garage Courts	average/poor condition, evidence of use		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW3			
AW4	The Driftway	Garage Courts	good condition		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW4			
AW5	Windmill Road	Rear gardens (inc garage courts)	average condition, some boarded up		R	No restrictions apparent	No restrictions apparent	Access to the site would be at the owners discretion - as it would be through the existing dwelling. Site rejected to preserve garage courts.	AW5			
AW6	Newfield Lane	Garage courts	average condition		R	No restrictions apparent	No restrictions apparent	Consider AW6 and 7 together for consolidation. Site rejected to preserve garage courts.	AW6			
AW7	Windmill Road	Garage courts	average/poor condition, some boarded up		R	No restrictions apparent	No restrictions apparent	Consider AW6 and 7 together for consolidation. Site rejected to preserve garage courts.	AW7			
AW8	Windmill Road	Garage courts	some dumping evident, some in bad condition		R	No restrictions apparent	Part of site is too narrow	Site has an access issue, development may cause displacement of parking. Site rejected to preserve garage courts.	AW8			
AW9	Windmill Road	Garage courts	large site, average condition		R			Site is too narrow for development. There are no known intentions to develop. Site rejected to preserve garage courts.	AW9			
AW10	Eastwick Row	Garage courts	average condition, some in use		R			Site is needed for parking. There are no known intentions to develop. Site rejected to preserve garage courts.	AW10			
AW11	Eastwick Row	Garage courts and storage	good corner site. In use?		R	No restrictions apparent	No restrictions apparent	The site has potential for consolidation. Site rejected to preserve garage courts.	AW11			
AW12	Eastwick Row	Garage courts and green space	large site with road frontage		R	No restrictions apparent	No restrictions apparent	The site is currently in use as garage courts and there are no known intentions to develop.	AW12			

Adeyfield West 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					
AW13	St Albans Road	Green space	surrounding resi and near to dual carriageway		R			New housing to east on basis that character would not be changed, so the verge needs to be kept.	AW13			
AW14	Homefield Road	Garage courts	in good condition		R			Garage courts are in good condition and use, and are associated with allotments. There are no known intentions to develop.	AW14			
AW15	Homefield Road	Garage courts			R	No restrictions apparent	No restrictions apparent	A development of 3 units has already taken place.	AW15			
AW16	Sheepcote Road	Garage courts	rear garden access		R			Garage courts are associated with allotments. There are no known intentions to develop.	AW16			
AW17	White Hart Drive	Garage courts	average condition, a lot empty		R			Garage courts are in average condition/to good condition. There are no known intentions to develop.	AW17			
AW18	Acre Wood	Garage courts	average condition		R			Garage courts are in average condition/to good condition. There are no known intentions to develop.	AW18			
AW19	Wood Farm Road	Garage courts	average/poor condition		R			Development would have overlooking issues. There are no known intentions to develop.	AW19			
AW20	Toms Croft	Garage courts	good condition		R			Garage courts are in good condition. There are no known intentions to develop.	AW20			
AW21	Toms Croft	Garage courts	average condition		R			Site has overlooking and access issues. There are no known intentions to develop.	AW21			
AW22	Toms Croft	Garage courts	average condition		R			Site has access difficulties. There are no known intentions to develop.	AW22			
AW23	Furtherground	Garage courts	average condition		R			The site has access difficulties. There are no known intentions to develop.	AW23			
AW24	Turners Hill	Garage courts	average condition		R			There are parking issues regarding any development. There are no known intentions to develop.	AW24			
AW25	Turners Hill	Housing allocation	housing allocation site	1.059	A			See HHC44. "Greenfield" Housing Allocation (H40) - but sustainable location close to town centre. Development of site linked to HHC45.	AW25		G	N

Adeyfield West 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					
AW26	Turners Hill	Garage courts	average condition		R			Site has space constraints. There are no known intentions to develop.	AW26			
AW27	Windmill Road	Garage courts	large site, bad condition, some courts abandoned		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW27			
AW28	Eastbrook Way	Depot	Three Valleys Water Depot		R			Site is built out.	AW28			
AW29	Adeyfield Road	front garden (parking)	car park and access		R			The site is currently in use for parking and there are no known intentions to develop.	AW29			
AW30	Commons lane	Rear gardens (inc garage courts)	garage courts in average condition		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW30			
AW31	Manley Road	Garage courts	average condition, some empty		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW31			
AW32	Towers Road	Garage courts (and gardens)	average/poor condition, some empty		R			The site is currently in use as garage courts and there are no known intentions to develop.	AW32			
AW33	Little Road	Garage courts	average condition		R			There are space constraints. There are no known intentions to develop.	AW33			
AW34	Great Road	Rear gardens (inc garage courts)	good site with road frontage, gardens inaccessible		R			Built out	AW34			
AW35	Hardy Road	Garage courts	average condition		R			Garage courts are in good condition. There are no known intentions to develop.	AW35			
AW36	Hardy Road	Rear gardens	Next to new housing	0.163	A	No restrictions apparent	No restrictions apparent	Developer interest in site, but no approved scheme to date - 97-101 Adeyfield Road.	AW36		U	N
AW37	Land north of Ellen Close	Backlands	Unimplemented planning permission	0.23	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	Additional Comments
AW1																			
AW2																			
AW3																			
AW4																			
AW5																			
AW6																			
AW7																			
AW8																			
AW9																			
AW10																			
AW11																			
AW12																			
AW13																			
AW14																			
AW15																			
AW16																			
AW17																			
AW18																			
AW19																			
AW20																			
AW21																			
AW22																			
AW23																			
AW24																			
AW25			√						Part of the site is on open land. Site on edge of open space.	√					√				Site is on edge of TPO zone. Edge of site is on wildlife zone.
AW26																			
AW27																			
AW28																			
AW29																			
AW30																			
AW31																			
AW32																			
AW33																			
AW34																			
AW35																			
AW36						√			Site is slightly on an area of open space.						√				inaccessible, next to new housing
AW37									No designations on this site.						√				

Adeyfield West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
AW1	Old House Road							AW1
AW2	Old House Road							AW2
AW3	Sawyers Way							AW3
AW4	The Driftway							AW4
AW5	Windmill Road							AW5
AW6	Newfield Lane							AW6
AW7	Windmill Road							AW7
AW8	Windmill Road							AW8
AW9	Windmill Road							AW9
AW10	Eastwick Row							AW10
AW11	Eastwick Row							AW11
AW12	Eastwick Row							AW12
AW13	St Albans Road							AW13
AW14	Homefield Road							AW14
AW15	Homefield Road							AW15
AW16	Sheepcote Road							AW16
AW17	White Hart Drive							AW17
AW18	Acre Wood							AW18
AW19	Wood Farm Road							AW19
AW20	Toms Croft							AW20
AW21	Toms Croft							AW21
AW22	Toms Croft							AW22
AW23	Furtherground							AW23
AW24	Turners Hill							AW24
AW25	Turners Hill	1.059	1	43	127	85		AW25
AW26	Turners Hill							AW26
AW27	Windmill Road							AW27
AW28	Eastbrook Way							AW28
AW29	Adeyfield Road							AW29
AW30	Commons lane							AW30
AW31	Manley Road							AW31
AW32	Towers Road							AW32
AW33	Little Road							AW33
AW34	Great Road							AW34
AW35	Hardy Road							AW35
AW36	Hardy Road	0.163	5	6	10	8		AW36
AW37	Land north of Ellen Close	0.23	N/A	7	7	7		AW37

Site Ref.	Availability		Achievability				Deliverability / Developability	
	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, 15-20 years)	
AW1								
AW2								
AW3								
AW4								
AW5								
AW6								
AW7								
AW8								
AW9								
AW10								
AW11								
AW12								
AW13								
AW14								
AW15								
AW16								
AW17								
AW18								
AW19								
AW20								
AW21								
AW22								
AW23								
AW24								
AW25			M	L	M		6-10 years	Site is currently an open stretch of green parkland to the north of main dual carriageway to the M1 motorway. Site able to accommodate medium scale residential development, although there may be planning issues around loss of open amenity space, rights to light and overlooking and also noise nuisance from the main A414 (St Albans Road). Service infrastructure would need to be provided here. Site may be attractive to regional or local housebuilder.
AW26								
AW27								
AW28								
AW29								
AW30								
AW31								
AW32								
AW33								
AW34								
AW35								

Adeyfield West Ward

								Site is the large rear gardens of 2 detached properties and therefore there may be ownership issues. Small scale residential scheme. Access needs to be improved. Local housebuilder. Rights to light and overlooking.
AW36			M	L	M		6-10 years	
AW37			L	M	H		0-5 years	Already has permission

Adeyfield West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
AW1	Old House Road																AW1
AW2	Old House Road																AW2
AW3	Sawyers Way																AW3
AW4	The Driftway																AW4
AW5	Windmill Road																AW5
AW6	Newfield Lane																AW6
AW7	Windmill Road																AW7
AW8	Windmill Road																AW8
AW9	Windmill Road																AW9
AW10	Eastwick Row																AW10
AW11	Eastwick Row																AW11
AW12	Eastwick Row																AW12
AW13	St Albans Road																AW13
AW14	Homefield Road																AW14
AW15	Homefield Road																AW15
AW16	Sheepcote Road																AW16
AW17	White Hart Drive																AW17
AW18	Acre Wood																AW18
AW19	Wood Farm Road																AW19
AW20	Toms Croft																AW20
AW21	Toms Croft																AW21
AW22	Toms Croft																AW22
AW23	Furtherground																AW23
AW24	Turners Hill																AW24
AW25	Turners Hill	1.059	1	G	N			43	127								AW25
AW26	Turners Hill																AW26
AW27	Windmill Road																AW27
AW28	Eastbrook Way																AW28
AW29	Adeyfield Road																AW29
AW30	Commons lane																AW30
AW31	Manley Road																AW31
AW32	Towers Road																AW32
AW33	Little Road																AW33
AW34	Great Road																AW34
AW35	Hardy Road																AW35
AW36	Hardy Road	0.163	5	U	N			6	10								AW36
AW37	Land north of Ellen Close	0.23	N/A	U	N												AW37
					Total Urban	7	7	6	10	0	0	0	0	0	0		
					Total Greenfield	0	0	43	127	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	7	7	50	137	0	0	0	0	0	0		

Aldbury & Wigginton 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					
Ald1	Stock's Road/Tom's Hill Road	Hall & Vacant space	surrounded by residential and pub	0.098	A		Local character	appears active. possible space constraints. Sensitive development needed as in conservation area, to include community uses.	Ald1		U	N
Ald2	Stock's Road	large gardens	surrounded by residential and pub		R			Development would harm character of area.	Ald2			
Ald3	Stoneycraft Road	garage courts & parking space	surrounded by residential		R	No restrictions apparent	No restrictions apparent	The site is currently in use as garage courts and there are no known intentions to develop.	Ald3			
Ald4	Stoneycraft Road	Green space surrounded by housing	surrounded by residential		R	Possible trees	Local character	There may be a potential tree issue. Also, there are no other such green corner sites in the village.	Ald4			
Ald5	Maltings Lane	Rear gardens	surrounded by residential		R			There are access and gradient issues and the potential visual impact on village edge	Ald5			
Ald6	Trooper Road	garage	surrounded by residential	0.075	A	No restrictions apparent (Combined with ALD9)	No restrictions apparent (Combined with ALD9)	(Combined with ALD9)	Ald6		U	N
Ald7	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald7			
Ald8	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald8			
Ald9	Trooper Road	vacant space	surrounded by residential, open space and allotments		R	No restrictions apparent (Combined with ALD6)	No restrictions apparent (Combined with ALD6)	Site is combined with Ald6 for access, otherwise landlocked and needs access	Ald9			
Ald10	London Lodge	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald10			
Ald11	Oddy Hill	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald11			
Ald12	north of Langton Wood	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald12			
Ald13	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald13			
Ald14	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald14			
Ald15	Station Road	Land next to Tring Train Station			R			Site rejected as it is within an AONB.	Ald15			
Ald16	Toms Hill Estate	Country estate	Has permission	32.94	A			Site in Rural Area, AONB, SSSI but has planning permission already.	Ald16		G	Y

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
Ald1		√					√		Site lies within an AONB.. Adjacent to area of open space.			√							Site within a Conservation Area. In an area of archeological significance.
Ald2																			
Ald3																			
Ald4																			
Ald5																			
Ald6		√							Site lies within an AONB.			√							Site within a Conservation Area. In an area of archeological significance. Site next to listed buildings.
Ald7																			
Ald8																			
Ald9																			
Ald10																			
Ald11																			
Ald12																			
Ald13																			
Ald14																			
Ald15																			
Ald16									The site already has planning permission.										

Aldbury & Wigginton Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
Ald1	Stock's Road/Tom's Hill Road	0.098	6	2	4	3		Ald1
Ald2	Stock's Road							Ald2
Ald3	Stoneycraft Road							Ald3
Ald4	Stoneycraft Road							Ald4
Ald5	Maltings Lane							Ald5
Ald6	Trooper Road	0.075	9	3	7	5		Ald6
Ald7	Trooper Road							Ald7
Ald8	Trooper Road							Ald8
Ald9	Trooper Road							Ald9
Ald10	London Lodge							Ald10
Ald11	Oddy Hill							Ald11
Ald12	north of Langton Wood							Ald12
Ald13	Wigginton							Ald13
Ald14	Wigginton							Ald14
Ald15	Station Road							Ald15
Ald16	Toms Hill Estate	32.94	N/A	11	11	11		Ald16

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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)	
Ald1	Multiple	None		M-L	L	H	No phasing period	<p>This is the Aldbury Community Hall and the gardens of two houses. Redevelopment of this site would require the relocation and demolition of the existing community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be local opposition to redevelopment of the site. The site is unlikely to come forward in the short term.</p>
Ald2								
Ald3								
Ald4								
Ald5								
Ald6	Single, however, there may be leasehold interests in the site.	None		H	M-H	H	No phasing period	<p>This is currently occupied by Aldbury Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing business. There is likely to be significant remediation costs in association with its use as a petrol station, there are still underground tanks in evidence on site. There may be planning policy issues in relation to loss of employment use. Subject to these issues being overcome, the site would be an attractive development site and due to the high value and nature of the location, it is likely to be viable.</p>
Ald7								
Ald8								
Ald9								
Ald10								
Ald11								
Ald12								
Ald13								
Ald14								
Ald15								
Ald16			L	M	H		0-5 years	

Aldbury & Wigginton Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
Ald1	Stock's Road/Tom's Hill Road	0.098	6	U	N									2	4		Ald1
Ald2	Stock's Road																Ald2
Ald3	Stoneycraft Road																Ald3
Ald4	Stoneycraft Road																Ald4
Ald5	Maltings Lane																Ald5
Ald6	Trooper Road	0.075	9	U	N									3	7		Ald6
Ald7	Trooper Road																Ald7
Ald8	Trooper Road																Ald8
Ald9	Trooper Road																Ald9
Ald10	London Lodge																Ald10
Ald11	Oddy Hill																Ald11
Ald12	north of Langton Wood																Ald12
Ald13	Wigginton																Ald13
Ald14	Wigginton																Ald14
Ald15	Station Road																Ald15
Ald16	Toms Hill Estate	32.94	N/A	G	Y	11	11										Ald16
					Total Urban	0	0	0	0	0	0	0	0	5	11		
					Total Greenfield	11	11	0	0	0	0	0	0	0	0		
					Total >5ha	11	11	0	0	0	0	0	0	0	0		
					Total	11	11	0	0	0	0	0	0	5	11		

Apsley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
APS1	Station Approach	Station car park	large site, largely unused to rear		R			Parking is needed and has been protected. There are currently no intentions to develop this site.	APS1			
APS2	Station Approach	depot?	currently used for storage and car parking		R			Depot is needed for railway uses. There are currently no intentions to develop this site.	APS2			
APS3	Station Approach	scrubland	Easy access to railway station. Small site	0.054	A			Prime site close to public transport	APS3		U	N
APS4	Station Approach	station short stay car park, taxi rank, etc	busy site in front of train station, with bus shelters, taxi ranks and car drop-off		R			Site is a transport hub, protected through policy. There are currently no intentions to develop this site.	APS4			
APS5	London Road	Harvester Pub, retail units	Large site area, both pub and retail units appear under-used	0.53	A			Prime site close to public transport, potential for mixed-use development	APS5		U	N
APS6	London Road	Kwikfit	Large site, close to railway station	0.161	A			Prime site close to public transport.	APS6		U	N
APS7	London Road	Car showroom	Large site, looks new and in good condition. Perhaps better suited to industrial area, problems with loading/unloading cars for transporting	0.441	A			Prime site close to public transport.	APS7		U	N
APS8	Roughdown Road	telephone exchange	close to railway line and open space. Potential should be considered along with station car park (APS 1)		R			Site has feasibility issues. There may be possible noise disturbance from the railway line next to the site.	APS8			
APS9	London Road	former gas works		2.42	A				APS9		U	N
APS9a	Stratford Way	residential units under development	41 2-bed apartments, figure of 41 applied to table		R			Built out	APS9a			
APS10	London Road	Artline Solutions & former gas works	Large site, footpath dividing between site and APS9. Future needs to be considered in light of development adjacent. Close to train station and open space		R			Employment land. Site rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS10			
APS11	Whiteleaf Road	Morrison mobile units	Close to railway line and open space		R			Employment land. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS11			
APS12	Whiteleaf Road	motor works	road-fronting motor works, close to railway station. Adjacent to residential units		R			Employment area	APS12			
APS13	Whiteleaf Road	Pillings Site	new looking car sales surrounded by industrial area and open space		R			New employment use	APS13			
APS14	Lawn Lane	car park, offices, building supplies	surrounded by employment area, open space, retail and residential units. Large site		R			An application has been submitted for retention of current uses.	APS14			
APS15	Lawn Lane (86-114)	rear gardens	surrounded by open space and residential. Pathway running through adjacent		R			Site is within a residential character area.	APS15			

Apsley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
APS16	Ebbens Road	works	Large site, surrounded by residential and employment areas. Good frontage to canal	1.339	A			The site is designated as Conversion to Housing allocation in Dacorum Borough Local Plan.	APS16	Site still available for development. Application recently refused on part of the land (932/07).	U	N
APS17	Ebbens Road	flats and works	large site, new flats and old works adjacent. Works in poor repair, broken windows, graffiti, etc. Good access to canal, pathway linking to employment area		R			Built out	APS17			
APS18	Frogmore Road	Frogmore Mill	Apsley Papertrail, good river frontage, looks active. A lot of 'to let' signs on surrounding units		R		Flood risk	Suggested through UCS consultation - rejected through public inquiry. Owned by GSB and Pall Mall Investments and promoted by Pli Ltd. The size of the site has been drastically reduced as it lies within Flood Risk Zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS18			
APS19	Frogmore Road	Fromore Industrial Estate	looks active, large site with good river and canal frontage, surrounded by employment and residential uses. Close to local centre		R		Flood risk	Suggested through UCS consultation - rejected through public inquiry. The size of the site was reduced from 1.361 as it lies within Flood Risk Zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS19			
APS20	London Road (26)	car parking and unused space	Commercial units and land to rear	0.347	A			Permission for 39 units outstanding	APS20		U	N
APS21	opp White Lion Street	Car Park	Large site, not very busy on visit		R			Retain for parking use	APS21			
APS22	Avia Close	Bondlink warehouse	Active warehouse. Good town centre location		R			Site is to be rejected based on findings of employment land study. There are currently no intentions to develop this site.	APS22			
APS23	London Road	Apsley Industrial Estate	Large site, close to local centre and train station. Currently being developed for housing		R			Built out	APS23			
APS24	London Road	Doolittle Meadows	Large site with car park. Looks inactive, good canal frontage, surrounded by residential, open space and employment uses.		R			Desire to retain for employment. Rejected on recommendations of South West Herts Employment Space Study.	APS24			
APS25	London Road	Currently being developed for commercial use	Large site, close to town centre, train station and open space.		R			Site is currently being developed for commercial uses.	APS25			
APS26	Stationers Place	works	Large site, close to local centre and train station. Adjacent housing development		R			To be developed for commercial uses	APS26			

Apsley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
APS27	Featherbed Lane	works	poor quality frontage within local centre. Close to riverfront and open space	0.057	A			Planning application has been submitted.	APS27	Planning permission approved (1126/05) for 7 units - 235/237 London Road.	U	N
APS28	Featherbed Lane	Maranatha Christian Church			R			Site rejected in order to retain community and social facilities.	APS28			
APS29	Henry Street	garage courts	corner space looks vacant and underused, garage courts could be in use.		R			Site rejected in order to retain garage court active use.	APS29			
APS30	Orchard Street	garage works	active works, close to centre and residential units		R			Garage units are actively in use. There are currently no intentions to develop this site.	APS30			
APS31	Henry Street	car parking and vacant	close to local centre, employment and open space uses	0.019	A			potential for infilling with residential development.	APS31		U	N
APS32	Featherbed Lane	depot	looks under-used, although could not gain access	0.309	A			large site, good location close to local centre	APS32		U	N
APS33	Manorville Road, Manor Estate	open space	large open site, surrounded by industrial, open space and residential uses	1.138	A	green belt.		Faulkners are agents/promoters	APS33		G	N
APS34	Land to south of Manor Estate	open space	large site, surrounded by industrial, open space and residential uses	14.15	A			Housing Allocation Site (TWA3 and 4) Permission for 325 units and subject to s106 agreement as of 1 April 2007	APS34		G	Y
APS35	High Ridge Road	vacant	densely wooded area surrounded by open space and residential		R			housing allocation site - planning application for 7 dwellings. Site lies within and has been merged into APS 54.	APS35			
APS36	West Valley Road	vacant	large site surrounded by open space and residential area		R			Site lies within and has been merged into APS 54.	APS36			
APS37	Chipperfield Road	vacant corner sites	currently used as a dumping ground, surrounded by residential area. Good potential due to proximity of local centre		R			Site lies within and has been merged into APS 54.	APS37			
APS38	London Road (218)	motor works	Large corner site within town centre	0.224	A				APS38		U	N
APS39	London Road (32)	parade of shops with parking and gardens at rear		0.5941	A		Flood risk	There is the potential for infilling with residential development - policy TWA8 and TWA9. Site is partially in flood zones 2 and 3b.	APS39		U	N
APS40	Storey Street	Florence Longman House	OAPs home		R			Nursing home in use, unused gardens around home are small and awkward- would also create overlooking issues.	APS40			
APS41	White Lion Street	works	engineering works and car parking next to new residential	0.363	A		Flood risk	Within proposal site TWA10. Developers intentions unknown. Site lies within flood zones 2 and 3a.	APS41		U	N
APS42	Mill Street	car parking	Prime town centre location, need for servicing?	0.026	A		Flood risk	Potential for parking consolidation? (treat with APS 43). Site is affected by flood zones 2 and 3a. Within proposal site TWA10.	APS42		U	N

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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
APS43	London Road (56)	car parking and unused space	Prime town centre location	0.021	A		Flood risk	Treat with APS42. Site is affected by flood zones 2 and 3a. Within proposal site TWA10.	APS43		U	N
APS44	London Road (120)	green space	good corner site within town centre		R			The site is quality amenity space - common land. Site has been rejected in order to protect amenity space.	APS44			
APS45	Two Waters Road	depot	Hewden Hire, boarded up site, no longer in use?		R			Under construction	APS45			
APS46	Two Waters Road	substation	Large site, a lot of equipment		R			Feasibility of relocation of substation	APS46			
APS47	Roughdown Avenue	rear gardens			R			Site rejected in order to retain private gardens.	APS47			
APS48	Manorville Road	application for 3 units			R			Development taking place on the site.	APS48			
APS49	Manorville Road				R			Site lies within and has been merged into APS 54.	APS49			
APS50	High Ridge Road	residential use			R			Site lies within and has been merged into APS 54.	APS50			
APS51	Winifred Road	Tile warehouse		0.054	A			6 dwellings have been approved for the site.	APS51	6 units approved under 67/06. Not started.	U	N
APS52	Land adj HH railway station	In commercial use.	Number of units not specified.	0.017	A			Network Rail are site owners. Significant tree cover on site	APS52		G	N
APS53	Land off Featherbed Lane - duplicate of APS 33	woodland and open space			R			Duplicate of APS 33	APS53			
APS54	Land next to Apsley Train Station	Site includes Apsley Manor Farm and golf course	Site is made up of the proposed Shendish Manor development. Greenbelt, agricultural and open land and recreational open space. Strategic Site.	69.34	A			Site being promoted for development by owners	APS54		G	Y
APS55	Two Waters Road, Apsley	Unused green space		0.62	A			Site is wildlife site with an open land designation. Site is in flood zones 2 and 3a and the upper eastern tip of the site is in zone 3b. Site is owned by the Boxmoor Trust.	APS55		U	N
APS56	Land off Featherbed Lane (next to APS 53)	open space	Site can only come forward sequentially after APS33	0.1845	A	Green belt		Site is being promoted for development by owners	APS56		G	N
APS57	Frogmore Road	Industrial site			R		Flood risk	Site rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS57			
APS58	London Road	Small, derelict site next to Homebase		0.2706	A		Flood risk	Site is within a General Employment Area.	APS58		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	Additional Comments
APS1																			
APS2																			
APS3						√			adjacent to proposed transport improvements										
APS4																			
APS5						√			adjacent to proposed transport improvements	√	√								Site is adjacent to area of archeological significance. Site close to flood zones.
APS6						√			adjacent to proposed transport improvements	√									Site close to flood zones.
APS7						√			adjacent to proposed transport improvements	√									Site close to flood zones.
APS8																			
APS9				√					Site lies next to a general employment area.	√	√								Adjacent to a wildlife site. Site close to flood zones.
APS9a																			
APS10																			
APS11																			
APS12																			
APS13																			
APS14																			
APS15																			
APS16			√	√					site touches on to open land	√	√								Edge of site is within flood zone 2. Site is next to a wildlife site.
APS17																			
APS18																			
APS19																			
APS20					√	√			Edge of the centre lies within the local centre. adjacent to proposed transport improvements. Within designated shopping area.										
APS21																			

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
APS22																		
APS23																		
APS24																		
APS25																		
APS26																		
APS27				√	√	√			Lies within area designated for shopping and a local centre as well as a shopping area in a local centre. Junction works planned. Site lies within a general employment area.						√			adjacent to a listed building. Site affected by junction works. Site is affected by the TWA14 improvements to featherbed lane.
APS28																		
APS29																		
APS30																		
APS31									No designations for this site.									
APS32				√	√				Lies within a local centre. Site falls within the TWA14 improvements to featherbed lane. Site lies within a general employment area.						√			Site affected by junction works.Site is affected by the TWA14 improvements to featherbed lane.
APS33	√							√	Site lies within the green belt. Part of the site is designated as social and community facilities.									
APS34									Permission granted for 325 units as of 1 April 2007									
APS35																		
APS36																		
APS37																		
APS38					√				Lies within area designated for shopping and a local centre.						√			Site affected by junction works.

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
APS39										√									Site is partially in flood zones 2 and 3b.
APS40																			
APS41					√				Site lies within designated shopping area.										
APS42					√				Lies within a main out-of-centre retail location. Within designated shopping area. Within local centre.	√									Edge of the site is on a wildlife site. Edge of the site touches flood zone 3a, 2
APS43					√				Lies within a main out-of-centre retail location. Within designated shopping area. Within local centre.	√									Edge of the site is on a wildlife site. Edge of the site touches flood zone 3a, 2
APS44																			
APS45																			
APS46																			
APS47																			
APS48																			
APS49																			
APS50																			
APS51									No designation on this site.										
APS52						√			Within an area designated for transport improvements.		√								Site is in an area of archeological significance.
APS53																			

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
APS 54	√		√			√	√	√	All of site in green belt. Railway running along edge of site.		√	√		√	√	√			Listed building on site. Contaminated land on site. Area of archeological significance covers part of site. Small wildlife site on site. Existing housing already on site. TPOs on site. Public rights of way run through site.
APS 55			√						Site is in an area of open land.	√	√								Site is wildlife site. Site is in flood zones 2 and 3a and edge of site partially in 3b.
APS 56	√							√	Site is in an area of green space. Site designated for leisure and community facilities.										
APS 57																			
APS 58				√					Site lies within employment area and general employment area.	√		√							Site is next to a listed building. Site partially lies within Flood zones 2 and 3a.

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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		
APS1	Station Approach							APS1
APS2	Station Approach							APS2
APS3	Station Approach	0.054	1	2	6	4		APS3
APS4	Station Approach							APS4
APS5	London Road	0.53	1	22	64	43		APS5
APS6	London Road	0.161	1	7	19	13		APS6
APS7	London Road	0.441	1	18	53	36		APS7
APS8	Roughdown Road							APS8
APS9	London Road	2.42	2	82	148	115		APS9
APS9a	Stratford Way							APS9a
APS10	London Road							APS10
APS11	Whiteleaf Road							APS11
APS12	Whiteleaf Road							APS12
APS13	Whiteleaf Road							APS13
APS14	Lawn Lane							APS14
APS15	Lawn Lane (86-114)							APS15
APS16	Ebberns Road	1.339	2	46	82	64		APS16
APS17	Ebberns Road							APS17
APS18	Frogmore Road							APS18
APS19	Frogmore Road							APS19
APS20	London Road (26)	0.347	N/A	39	39	39		APS20
APS21	opp White Lion Street							APS21
APS22	Avia Close							APS22
APS23	London Road							APS23
APS24	London Road							APS24
APS25	London Road							APS25
APS26	Stationers Place							APS26
APS27	Featherbed Lane	0.057	N/A	7	7	7	Small site. Planning permission approved (1126/05) for 7 units - 235/237 London Road	APS27
APS28	Featherbed Lane							APS28
APS29	Henry Street							APS29
APS30	Orchard Street							APS30
APS31	Henry Street	0.019	11	1	1	1		APS31
APS32	Featherbed Lane	0.309	1	13	37	25		APS32
APS33	Manorville Road, Manor Estate	1.138	14	38	60	49		APS33
APS34	Land to south of Manor Estate	14.15	N/A	325	325	325	Permission 4/02329/04	APS34
APS35	High Ridge Road							APS35
APS36	West Valley Road							APS36
APS37	Chipperfield Road							APS37
APS38	London Road (218)	0.224	19	10	40	25		APS38
APS39	London Road (32)	0.5941	5	23	37	30		APS39
APS40	Storey Street							APS40
APS41	White Lion Street	0.363	9	15	34	25		APS41
APS42	Mill Street	0.026	9	1	2	2		APS42
APS43	London Road (56)	0.021	9	1	2	1		APS43
APS44	London Road (120)							APS44
APS45	Two Waters Road							APS45
APS46	Two Waters Road							APS46
APS47	Roughdown Avenue							APS47
APS48	Manorville Road							APS48

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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		
APS49	Manorville Road							APS49
APS50	High Ridge Road							APS50
APS51	Winifred Road	0.054	N/A	6	6	6	Planning permission for 6 units	APS51
APS52	Land adj HH railway station	0.017	8	1	1	1		APS52
APS53	Land off Featherbed Lane - duplicate of APS 33							APS53
APS54	Land next to Apsley Train Station	69.34	L	1387	2080	1734		APS54
APS55	Two Waters Road, Apsley	0.62	1	25	74	50		APS55
APS56	Land off Featherbed Lane (next to APS 53)	0.1845	14	6	10	8		APS56
APS57								APS57
APS58	London Road	0.2706	1	11	32	22		APS58

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)	
APS1								
APS2								
APS3			M-L	M-L	M		No phasing period	The site is a small area of scrubland and mature trees adjacent to Hemel Hempstead Station car park. The site would be capable of providing only a small residential development and access would need to be improved along with mature tree clearance and potentially some land remediation. There are likely to be more attractive development sites in the near vicinity. Developer intention unknown.
APS4								
APS5			M	M-H	M-L		No phasing period	The sites are currently light industrial, storage units, retail and a pub, all with good access to the main road. Potential land remediation costs associated with bringing the site forward for development along with demolition costs of removing existing structures. Were the site to be brought forward for development it is likely to be attractive to a local or regional housebuilder. The site could potentially accommodate some flatted development. The site is adjacent to railway line and so therefore there may be some planning consideration needed before development can happen here. The sites are likely to prove more attractive were they to be brought forward together. Owner intentions unknown.
APS6			M	M-H	M-L		No phasing period	
APS7			M	M-H	M-L		No phasing period	
APS8								
APS9			M	H	M-L		No phasing period	The site is currently the Hemel Hempstead Community Church, some associated Skanska industrial buildings and other industrial buildings. The site is large enough to provide a medium to small scale residential development of potentially flatted buildings, but there is likely to be land contamination and there are development cost implications on this site. The site is likely to be in multiple-ownership and this will need to be resolved before the land comes forward for development. Developer intention unknown.
APS9a								
APS10								
APS11								
APS12								
APS13								
APS14								
APS15								

								Site is currently a row of industrial sheds and light industrial factory premises, as well as some warehouse and distribution facilities. There are likely to be extensive land remediation and demolition costs associated with bringing the site forward for development. Were the site to come forward, a regional or national house builder might be interested and there may be some added value given that the rear of the site overlooks the Grand Union canal.
APS16			M-H	H	M		6-10 years	
APS17								
APS18								
APS19								
APS20			M	M-H	M		0-5 years	Planning permission for 39 outstanding
APS21								
APS22								
APS23								
APS24								
APS25								
APS26								
APS27			M	M	M-H		0-5 years	Derelict brownfield site. No obvious constraints to development. Developer interest in site
APS28								
APS29								
APS30								
APS31			M-L	L	M		No phasing period	The site is currently a small car park sandwiched between two existing residential properties. The site is likely to be able to accommodate another one (possibly two) units and may be attractive to a local house builder. The site will be constrained by rights to light and overlooking from surrounding residential properties. Developer intention unknown.
APS32			M-L	H	M		No phasing period	Site is currently a small factory unit and a associated surface car parking. Site may be capable of providing a small scale residential scheme of potentially flatted properties. There's likely to be some land remediation costs as well as demolition costs associated with removal of existing structure. Access would need to be improved and site may prove attractive to a local house builder. Developer intention unknown.
APS33			M-L	M	M		0-5 years	Greenfield site incorporating soakaway. (TWA 4)
APS34			M	M	H		0-5 years	Already has permission for 325 units. Developer intention exists.
APS35								
APS36								
APS37								
APS38			M-L	H	M		No phasing period	Site is currently an MOT centre, Mr Clutch auto centre and general car servicing. Site is likely to require extensive land remediation, as well as demolition costs associated with removal of existing structures. Site has good access from main road and may be attractive to a local house builder. There may be rights to light and overlooking issues from surrounding residential properties. Developer intentions unknown.

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APS39			M	H	L		No phasing period	Site is currently a parade of shops along the high street of the town and as such there are likely to be multiple ownership issues associated with this site. There are potential loss of employment and loss of shopping amenity issues on this site, as well as relocation of existing businesses and existing residents. Site is unlikely to come forward for development in the near future. Developer intentions unknown.
APS40								
APS41			M	M-H	H		6-10 years	Engineering works and land used for car parking next to new residential. Developer intentions unknown but within proposal site TWA10
APS42			M	M	H		6-10 years	Land used for surface car parking. Developer intentions unknown but within proposal site TWA10
APS43			M	M-H	H		6-10 years	Land used for surface car parking. Developer intentions unknown but within proposal site TWA10
APS44								
APS45								
APS46								
APS47								
APS48								
APS49								
APS50								
APS51			M	M-H	M-L		0-5 years	The site is currently the Comet Homestore Bathroom Kitchen and Tile Shop. The site will require extensive demolition. Potential for a flatted scheme. Site has been approved for 6 units.
APS52			M-L	M	M		6-10 years	The site is two small, wood built structures facing a main roundabout. The small nature of the site, difficulties with access, demolition and site clearance works will made it difficult to develop. However, intention exists by site owners Network Rail.
APS53								
APS54			M-H	M	M		6-10 years	The site is the Shendish Manor Hotel stately home and golf facility. The majority of the site is in active use as a golf course. There would need to be a relocation or a transfer of asset value before the site could come forward for residential development. It may be that some residential development could be conceived in the grounds of the manor house. Were the site to come forward for development it would be capable of providing a higher value residential scheme. Likely to be of interest to a national house builder. Developer intention exists.

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APS55			M	L	M-H		6-10 years	The site is currently vacant open scrubland on the corner of a main dual-carriageway roundabout. The site will be capable of providing a small scale residential scheme of potentially flatted apartments. Access is good from the main motorway networks, although there may be some planning consideration relating to noise nuisance and rights to light and overlooking issues from surrounding residential properties. Were the site to come forward, a local housebuilder or a regional housebuilder may be interested. Developer intention exists.
APS56			M	L	M		6-10 years	Green Field site next to Two Waters Way. There may be noise issues from the road affecting any residential development. Developer intention exists.
APS57								
APS58			M	M-H	M		0-5 years	Small, derelict site next to Homebase. Developer intention exists.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
APS1	Station Approach	0															APS1
APS2	Station Approach	0															APS2
APS3	Station Approach	0.054	1	U	N									2	6		APS3
APS4	Station Approach																APS4
APS5	London Road	0.53	1	U	N									22	64		APS5
APS6	London Road	0.161	1	U	N									7	19		APS6
APS7	London Road	0.441	1	U	N									18	53		APS7
APS8	Roughdown Road																APS8
APS9	London Road	2.42	2	U	N									82	148		APS9
APS9a	Stratford Way																APS9a
APS10	London Road																APS10
APS11	Whiteleaf Road																APS11
APS12	Whiteleaf Road																APS12
APS13	Whiteleaf Road																APS13
APS14	Lawn Lane																APS14
APS15	Lawn Lane (86-114)																APS15
APS16	Ebberns Road	1.339	2	U	N			46	82								APS16
APS17	Ebberns Road																APS17
APS18	Frogmore Road																APS18
APS19	Frogmore Road																APS19
APS20	Storey Street	0.347	N/A	U	N	39	39										APS40
APS21	opp White Lion Street																APS21
APS22	Avia Close																APS22
APS23	London Road																APS23
APS24	London Road																APS24
APS25	London Road																APS25
APS26	Stationers Place																APS26
APS27	Featherbed Lane	0.057	N/A	U	N	7	7										APS27
APS28	Featherbed Lane																APS28
APS29	Henry Street																APS29
APS30	Orchard Street																APS30
APS31	Henry Street	0.019	11	U	N									1	1		APS31
APS32	Featherbed Lane	0.309	1	U	N									13	37		APS32
APS33	Manorville Road, Manor Estate	1.138	14	G	N	38	60										APS33
APS34	Land to south of Manor Estate	19.52	N/A	G	Y	325	325										APS34
APS35	High Ridge Road																APS35
APS36	West Valley Road																APS36
APS37	Chipperfield Road																APS37
APS38	London Road (218)	0.224	19	U	N									10	40		APS38
APS39	London Road (32)	0.5941	5	U	N									23	37		APS39
APS40	London Road (26)																APS20
APS41	White Lion Street	0.363	9	U	N			15	34								APS41
APS42	Mill Street	0.026	9	U	N			1	2								APS42
APS43	London Road (56)	0.021	9	U	N			1	2								APS43
APS44	London Road (120)																APS44
APS45	Two Waters Road																APS45
APS46	Two Waters Road																APS46
APS47	Roughdown Avenue																APS47
APS48	Manorville Road																APS48
APS49	Manorville Road																APS49
APS50	High Ridge Road																APS50

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
APS51	Winifred Road	0.054	N/A	U	N	6	6										APS51
APS52	Land adj HH railway station	0.017	8	G	N			1	1								APS52
APS53	Land off Featherbed Lane - duplicate of APS 33																APS53
APS54	Land next to Apsley Train Station	69.34	L	G	Y			500	500	500	500	387	1080				APS54
APS55	Two Waters Road, Apsley	0.62	1	U	N			25	74								APS55
APS 56	Land off Featherbed Lane (next to APS 53)	0.1845	14	G	N			6	10								APS56
APS 57																	APS57
APS 58	London Road	0.2706	1	U	N	11	32										APS58
			TOTAL		Total Urban	63	84	88	195	0	0	0	0	177	406		
			Mid point		Total Greenfield	363	385	507	511	500	500	387	1080	0	0		
					Total >5ha	325	325	500	500	500	500	387	1080	0	0		
					Total	426	470	594	706	500	500	387	1080	177	406		

Ashridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
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	Additional Comments
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

Site Ref.	<i>Availability</i>		<i>Achievability</i>			Value Assessme nt (H/M/L)	<i>Deliverabil ity / Developab ility</i>	
	Legal/own ership (H/M/L)	Developer' s intentions (H/M/L)	Market assessme nt (H/M/L)	Cost assessme nt (H/M/L)	Delivery assessme nt (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

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	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		

Bennetts End 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					
BEN1	Keiths Road	garage courts and parking	surrounded by residential		R			Garage courts in good condition, possible amenity issue due to surrounding dwellings. There are currently no intentions to develop this site.	BEN1			
BEN2	Bennetts End Road	garage courts	good site surrounded by residential and close to open land		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN2			
BEN3	Bennetts End Close	garage courts	corner site with good road frontage, surrounded by residential		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN3			
BEN4	Lime Walk	garage courts	good end site close to school and surrounded by residential		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN4			
BEN5	Sheephouse Road	garage courts	end site, close to open land. Some garage courts in poor condition. A little dumping		R			Most garage courts in good condition. There are currently no intentions to develop this site.	BEN5			
BEN6	St Albans Hill	garage courts and rear of flats	large corner site with frontage to road and open land. Garage courts in good condition, but potential to infill with residential on rest of corner site		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN6			
BEN7	Reddings	garage courts	large site enclosed by residential area		R			Site is already developed.	BEN7			
BEN8	Bennetts End Road	garage courts	close to local centre, currently in bad condition and evidence of dumping		R			Site is part of open land, has narrow access and needs to be retained for parking area. There are currently no intentions to develop this site.	BEN8			
BEN9	Goldcroft	garage courts and green space	large site enclosed by residential area and close to local centre. Quality amenity space and good quality garage courts		R			Good quality courts and open space with amenity value. There are currently no intentions to develop this site.	BEN9			
BEN10	Winchdells	garage courts	large site enclosed by surrounding housing. Close to local centre. Many courts in bad repair.		R			Garage courts in good condition. There are currently no intentions to develop this site.	BEN10			
BEN11	gatecroft	green space	green space on corner site surrounded by roads/ residential units		R			Site is in active usage for recreation. There are currently no intentions to develop this site.	BEN11			
BEN12	Candlefield Road	garage courts	large, long site, enclosed by residential units, close to town centre. Garage courts in very poor condition, used for dumping		R			Site is built out.	BEN12	12 units u/c 1224/05.		

Bennetts End Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BEN13	Candlefield Walk	allotments	unofficial allotment area		R			Site is currently used as allotments. There are currently no intentions to develop this site.	BEN13			
BEN14	Great Elms Road	green space	quality green space surrounded by residential		R			Amenity and tree issue. There are currently no intentions to develop this site.	BEN14			
BEN15	Barnacres Road	scout hut and gardens	very large site surrounded by residential and open space, looks unused.		R			Site has community use. There are currently no intentions to develop this site.	BEN15			
BEN16	Horselers	green space	tree, amenity issue and space constraints		R			Site has space constraints. There are currently no intentions to develop this site.	BEN16			
BEN17	Barnacres Road	green field	large site		R			Protect urban amenity space	BEN17			
BEN18	Anelle Rise	garage courts	large end site, appears unused, parking also provided nearby		R			Garage courts in poor condition. There are currently no intentions to develop this site.	BEN18			
BEN19	Fairway Road	garage courts, parking and Hella motor works		0.113	A			good location close to local centre. Garage courts used, but intention to develop.	BEN19		U	N
BEN20	Guinery Grove	garage courts	large corner site, underused at present, garage courts in average/good condition		R			Garage courts are in use and in good condition. There are currently no intentions to develop this site.	BEN20			
BEN21	Lower Barn	garage courts	Large site surrounded by residential		R			Garage courts are in use and in good condition. There are currently no intentions to develop this site.	BEN21			
BEN22	Barn Close	garage courts	very large site, surrounded by residential and open land. Most in good condition although some underused		R			Built out	BEN22			
BEN23	Oak Street	green space	corner site surrounded by residential		R			Site has a gradient issue. There are currently no intentions to develop this site.	BEN23			
BEN24	Horselers	garage courts	large end site, close to residential and open space		R			Planning application in. 2 units are under construction.	BEN24			
BEN25	Sanders Road	garage courts	small end site		R			Garage courts are in good condition. There are currently no intentions to develop this site.	BEN25			
BEN26	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R			Site has amenity issues.	BEN26			
BEN27	Gatecroft	courtyard	potential for small scale housing to rear of courtyards		R			Site has amenity issues.	BEN27			
BEN28	Kimps Way	part of youth club?	new building? In town centre		R			Site has a community facility. There are currently no intentions to develop this site.	BEN28			
BEN29	Kimps Way	garage courts	large site in town centre, look in average condition		R			New CCTV equipment. There are currently no intentions to develop this site.	BEN29			

Bennetts End Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BEN30	Kimps Way	garage	good corner site within local centre. In need of investment	0.11	A				BEN30		U	N
BEN31	Bennetts End Road	car park	large site within town centre	0.235	A			Site has space constraints.	BEN31		U	N
BEN32	Leys Road	green space	good corner site		R			Site has space constraints. There are currently no intentions to develop this site.	BEN32			
BEN33	Candlefield Road	pub car park	large car park. Potential to free up corner site		R			Site has space constraints & is needed for parking. There are currently no intentions to develop this site.	BEN33			
BEN34	Bennetts End Road	garage courts	good corner site close to local centre		R			Garage courts are in good condition. There are currently no intentions to develop this site.	BEN34			
BEN35	adj. 69 Long John	Garage block		0.047	A			High Town are owners. Site is for affordable housing.	BEN35		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	Additional Comments
BEN1																		
BEN2																		
BEN3																		
BEN4																		
BEN5																		
BEN6																		
BEN7																		
BEN8																		
BEN9																		
BEN10																		
BEN11																		
BEN12																		
BEN13																		
BEN14																		
BEN15																		
BEN16																		
BEN17																		
BEN18																		
BEN19															√			Site touches on to a public right of way.
BEN20																		
BEN21																		
BEN22																		
BEN23																		
BEN24																		
BEN25																		
BEN26																		
BEN27																		
BEN28																		
BEN29																		
BEN30									site is in a local centre. Close to shopping area in a local centre.									
BEN31									site is in a local centre.									
BEN32																		
BEN33																		
BEN34																		
BEN35						√			Site is on the edge of open space.									

Bennetts End Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BEN1	Keiths Road							BEN1
BEN2	Bennetts End Road							BEN2
BEN3	Bennetts End Close							BEN3
BEN4	Lime Walk							BEN4
BEN5	Sheephouse Road							BEN5
BEN6	St Albans Hill							BEN6
BEN7	Reddings							BEN7
BEN8	Bennetts End Road							BEN8
BEN9	Goldcroft							BEN9
BEN10	Winchdells							BEN10
BEN11	gatecroft							BEN11
BEN12	Candlefield Road							BEN12
BEN13	Candlefield Walk							BEN13
BEN14	Great Elms Road							BEN14
BEN15	Barnacres Road							BEN15
BEN16	Horselers							BEN16
BEN17	Barnacres Road							BEN17
BEN18	Anelle Rise							BEN18
BEN19	Fairway Road	0.113	8	4	6	5		BEN19
BEN20	Guinery Grove							BEN20
BEN21	Lower Barn							BEN21
BEN22	Barn Close							BEN22
BEN23	Oak Street							BEN23
BEN24	Horselers							BEN24
BEN25	Sanders Road							BEN25
BEN26	Gatecroft							BEN26
BEN27	Gatecroft							BEN27
BEN28	Kimps Way							BEN28
BEN29	Kimps Way							BEN29
BEN30	Kimps Way	0.11	9	5	10	7		BEN30
BEN31	Bennetts End Road	0.235	11	9	17	13		BEN31
BEN32	Leys Road							BEN32
BEN33	Candlefield Road							BEN33
BEN34	Bennetts End Road							BEN34
BEN35	adj. 69 Long John	0.047	3	2	3	3		BEN35

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+)	
BEN1								
BEN2								
BEN3								
BEN4								
BEN5								
BEN6								
BEN7								
BEN8								
BEN9								
BEN10								
BEN11								
BEN12								
BEN13								
BEN14								
BEN15								
BEN16								
BEN17								
BEN18								
BEN19			M	H-M	M		No phasing	The site is a car MOT centre and associated parking garages. The site is likely to require extensive land remediation and there may be land assembly issues around ownership from the site. The site may face planning issues such as loss of existing employment land and relocation of existing business. Were the development to come forward it is likely to be able to provide a small sale residential scheme of potentially flatted apartments.
BEN20								
BEN21								
BEN22								
BEN23								
BEN24								
BEN25								
BEN26								
BEN27								
BEN28								
BEN29								

Bennetts End Ward

BEN30			M-L	M-H	M		No phasing	Site is currently an MOT and car servicing yard with rear parking, with some garage provision. Constraints to development are relocation of existing business and loss of employment land as well as rights to light and overlooking from surrounding properties. Access is reasonable and the site may be capable of providing a small scale flatted scheme of interest to a local developer.
BEN31			M-L	L	M		No phasing	Site is currently the parking provision for a small suburban parade of shops. There would be issues regarding loss of parking amenity and rights to light and overlooking from existing residential properties above the shops unless parking is retained as part of the development. Ownership intention unknown.
BEN32								
BEN33								
BEN34								
BEN35			M	M-L	M		0-5 years	Site is currently a row of private residential garages set around a gravel forecourt. Rights to light and overlooking could be an issue. Access would need to be improved. Developer intention exists.

Bennetts End Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BEN1	Keiths Road																BEN1
BEN2	Bennetts End Road																BEN2
BEN3	Bennetts End Close																BEN3
BEN4	Lime Walk																BEN4
BEN5	Sheephouse Road																BEN5
BEN6	St Albans Hill																BEN6
BEN7	Reddings																BEN7
BEN8	Bennetts End Road																BEN8
BEN9	Goldcroft																BEN9
BEN10	Winchdells																BEN10
BEN11	gatecroft																BEN11
BEN12	Candlefield Road																BEN12
BEN13	Candlefield Walk																BEN13
BEN14	Great Elms Road																BEN14
BEN15	Barnacres Road																BEN15
BEN16	Horselers																BEN16
BEN17	Barnacres Road																BEN17
BEN18	Anelle Rise																BEN18
BEN19	Fairway Road	0.113	8	U	N									4	6		BEN19
BEN20	Guinery Grove																BEN20
BEN21	Lower Barn																BEN21
BEN22	Barn Close																BEN22
BEN23	Oak Street																BEN23
BEN24	Horselers																BEN24
BEN25	Sanders Road																BEN25
BEN26	Gatecroft																BEN26
BEN27	Gatecroft																BEN27
BEN28	Kimps Way																BEN28
BEN29	Kimps Way																BEN29
BEN30	Kimps Way	0.11	9	U	N									5	10		BEN30
BEN31	Bennetts End Road	0.235	11	U	N									7	17		BEN31
BEN32	Leys Road																BEN32
BEN33	Candlefield Road																BEN33
BEN34	Bennetts End Road																BEN34
BEN35	adj. 69 Long John	0.047	3	U	N	2	3										BEN35
					Total Urban	2	3	0	0	0	0	0	0	16	33		
					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	2	3	0	0	0	0	0	0	16	33		

Berkhamsted Castle 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					
BC1	Bank Mill Lane	Pub, hotel is listed. Business Uses, Vacant D1 unit	Well maintained pub and business units with a lot of extra unused space. Good access to town centre. Surrounded by residential and open space uses.	0.17	A	No restrictions apparent	Flood risk	Potential to convert business site for residential. Site area reduced to 0.17 hectares to take account of flood risk	BC1		U	N
BC2	New Lodge Farm & Outbuildings	Residential and former farm buildings	Farmhouse with overgrown and inaccessible gardens. Good location close and accessible to town centre. Surrounded by residential, leisure, business and community uses.	1.789	A			'Greenfield' Housing Allocation Site (H36). Site size reduced from 1.789 as it lies within Flood Zone 3b. Subject to adopted development brief	BC2		U	N
BC3	George Street	Playground	Badly maintained local playground, surrounded by residential units		R			Overlooking issues, play facility. There are no known intentions to develop.	BC3			
BC4	McDougall Road	Car Park	Well kept and well used, surrounded by residential units and pub		R			Built out	BC4			
BC5	Cooper Way	Green fenced plot	Underused green space with residential units surrounding		R			Need for amenity open space . There are no known intentions to develop.	BC5			
BC6	Ravens Lane	Allocated housing site, built out	Apartment block with a lot of parking and courtyard space surrounded by residential, community and retail uses		R			Site is built out .	BC6			
BC7	Manor Street	Car parking, mobile day centre, vacant plot	Car parking and vacant space, surrounded by residential, community and retail uses. Good access to town centre		R	No restrictions apparent	No restrictions apparent	Built out	BC7			
BC7a	Manor Street	car parking and unused space			R	No restrictions apparent	No restrictions apparent	Built out	BC7a			
BC8	Lower Kings Road	Town centre car park	Well used town centre car park		R			Need to keep t/c car park. There are no known intentions to develop.	BC8			
BC9	Greenes Court	Garage Courts	Large well maintained and used block close to railway station and surrounded by residential and floodlit sports pitch		R			Well used, good condition . There are no known intentions to develop.	BC9			
BC10	Lower Kings Road	Vacant	Large vacant building with quality green space, close to town centre and railway station		R	No restrictions apparent	No restrictions apparent	Planning permission for mixed use. The Office building has been converted and extended to create 15 units. Site is affected by flood zone 2, 3a.	BC10			
BC11	Castle Street	Garage Courts and Parking Sheds			R			Built out	BC11			
BC12	Chapel Street	Scout Hall & Garage Works	Poorly maintained hall (boarded up), avg condition garage, surrounded by residential uses	0.06	A	No restrictions apparent	No restrictions apparent	Site is affected by flood zone 2, 3a	BC12			
BC13	Ivyhouse Lane/Meadway	2 large houses built in previous back gardens	Already built		R			Built out	BC13			

Berkhamsted Castle 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					
BC14	Ivyhouse Lane	Crop Field	expansive site, active farmland, surrounded by residential		R			Rejected on Dacorum greenfield site suitability criteria	BC14			
BC15	Headlands Drive	Complete			R			Built out	BC15			
BC16	Castlegate Way	Dense woodland	Buffer behind existing residential		R			Mature trees	BC16			
BC17	Normandy Drive	Green space with trees	Green area surrounded by residential and playground.		R			Amenity open space	BC17			
BC18	Park Street	Garage Courts	next to large church gardens (NLUD) and residential		R	No restrictions apparent	No restrictions apparent	Need to keep existing garages. Site is affected by Flood Zone 3b.	BC18			
BC19	Berkhamsted Football Grounds				R			Open land designation in open space area. There are no known landowner intentions to develop.	BC19			
BC20	Greene Field Road	Rear of commercial units	Riverside issue	0.029	A	No restrictions apparent	Flood risk	Good town centre location, feasibility depending on servicing requirements of building behind. Site is affected by Flood Zone 2, 3a and 3b. Site has been reduced in size as it lies within flood risk zone 3b.	BC20		U	N
BC21	Water Lane	Car Park	Riverside issue		R			Need to keep t/c car park . There are no known intentions to develop.	BC21			
BC22	Greene Field Road	Pumphouse grounds	Riverside issue		R	No restrictions apparent	Flood risk	Pump house in active use	BC22			
BC23	Mill Street	Adlebert House?			R			Part of school .	BC23			
BC24	Lower Kings Road	Solicitor Car Park			R	No restrictions apparent	No restrictions apparent	Site is affected by Flood Zone 2, 3a and 3b. Retain parking.	BC24			
BC25	Church Lane	Derelict Showroom	covered in conversion from office		R			Conversion complete	BC25			
BC26	Castle Street	Church garden			R			Amenity and gradient issue.	BC26			
BC27	off High Street	Private Car Park			R			Access constraints. Retain parking.	BC27			
BC28	High Street	Kwik Fit			R			New employment building.	BC28			
BC29	Bridle Way	Green space with trees	Large corner site. Potential tree and amenity issue		R			Adjacent green buffer owned by HCC, part of green finger.	BC29			
BC30	St Katherine's Way	Vacant green space	Overgrown. Good potential corner site	0.117	A	No restrictions apparent	No restrictions apparent		BC30		U	N
BC31	Springfield Road/ St Katherine's Way	Vacant green space	Next to new residential build		R	Open Space	No restrictions apparent	Built out	BC31	16 units approved under 1826/02. U/c		
BC32	St John's Well Lane	Telephone Exchange			R	No restrictions apparent	No restrictions apparent	In active use	BC32			
BC33	St John's Well Lane	Car Park			R			Parking for recreation area. Retain parking.	BC33			

Berkhamsted Castle 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					
BC34	off Station Road	Train Station Car Park	well used		R			Busy car park. There are no known intentions to develop.	BC34			
BC35	Bridge Water Road	Green space with trees	corner site close to train station		R			Space and amenity constraints.	BC35			
BC36	Bridge Water Road	side garden			R	No restrictions apparent	No restrictions apparent	Built out	BC36			
BC37	Station Road	Part of train station			R			Part of train station in active use	BC37			
BC38	Bank Mill (17) Rose Cottage	Existing housing		0.32	A	No restrictions apparent	Possible local character	Permission for 24 units	BC38	Planning application submitted for 24 flats (1983/07).		
BC39	Land north east of Admiral Way / Tortoiseshell Way	Housing			R			This is a strip of open space within a 1990's housing estate. It is directly above the tunnel of a mainline railway, therefore, development costs are likely to be significantly increased and development potentially unviable which is probably the reason that it has been left undeveloped.	BC39			
BC40	Berkhamsted FC, Broadwater	Football ground			R			Governors of Ashlyns School are agents/promoters, but do not own the site. As the ownership intention is not to develop the site for housing, it has been rejected.	BC40			
BC41	High Street/Water Lane	Foodstore, medium to small shop units with office and leisure above and public car park to rear.	Owners suggest the facility could be incorporated into an existing redevelopment scheme.	0.72	A		Flood risk	Site is partially in flood zones 2,3a and 3b. Site has been reduced in size to remove the area within flood zone 3b.	BC41		U	N
BC42	Manor Street	Berkhamsted Day Care Centre and Office	Developer intention exists	0.29	A				BC42		U	N
BC43	Site off Bank Mill Lane	Open land		2.32	A	Green Belt	Flood risk	Site lies within flood zones	BC43		G	N
BC44	110 High Street	Squash courts	Planning permission granted	0.15	A				BC44	Planning permission granted	U	N
BC 45	Land at Tunnel Fields	Open land	Planning permission granted	0.68	A				BC 45	Planning permission granted	G	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	Additional Comments
BC1		√				√			Part of the site lies upon open land and open space.	√									Site is affected by flood zone 2, 3a and 3b.
BC2	√								Part of site extends into Green Belt	√		√		√					Site is next to a listed building. Site is affected by flood zone 2, 3a and 3b.
BC3																			
BC4																			
BC5																			
BC6																			
BC7																			
BC7a																			
BC8																			
BC9																			
BC10																			
BC11																			
BC12										√		√							Within Conservation Area. In an area of archeological significance. Site is affected by flood zone 2, 3a
BC13																			
BC14																			
BC15																			
BC16																			
BC17																			
BC18																			
BC19																			
BC20			√		√		√		Within Town Centre. Next to a designated shopping area. Site next to open land and open space.	√		√							Within conservation area. In an area of archeological significance. Site is affected by flood zone 2, 3a and 3b.
BC21																			
BC22																			
BC23																			

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
BC24																			
BC25																			
BC26																			
BC27																			
BC28																			
BC29																			
BC30																			In an area of archeological significance.
BC31																			
BC32																			
BC33																			
BC34																			
BC35																			
BC36																			
BC37																			
BC38			✓			✓			Part of the site is on open land and open space.	✓		✓							Site next to a listed building. On edge of flood zone 2.
BC39																			
BC 40																			
BC 41					✓				Site is designated for shopping. Site designated as major shopping frontage.	✓		✓							Site is in conservation area. Site is in an area of archeological significance. Site is partially in flood zones 2,3a and 3b.
BC 42												✓							Site is in conservation area. Site is in an area of archeological significance.
BC 43	✓								Site is in green belt.	✓									Site is in flood zones 2, 3a and 3b.
BC 44									Planning permission granted										
BC 45									Planning permission granted										

Berkhamsted Castle Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BC1	Bank Mill Lane	0.17	4	1	2	1	Case study 4 applied due to listing, flooding issue and conversion potential	BC1
BC2	New Lodge Farm & Outbuildings	1.789	2	61	109	85	Subject to adopted development brief (50-54 units)	BC2
BC3	George Street							BC3
BC4	McDougall Road							BC4
BC5	Cooper Way							BC5
BC6	Ravens Lane							BC6
BC7	Manor Street							BC7
BC7a	Manor Street							BC7a
BC8	Lower Kings Road							BC8
BC9	Greenes Court							BC9
BC10	Lower Kings Road							BC10
BC11	Castle Street							BC11
BC12	Chapel Street	0.06	13	6	9	7		BC12
BC13	Ivyhouse Lane/Meadway							BC13
BC14	Ivyhouse Lane							BC14
BC15	Headlands Drive							BC15
BC16	Castlegate Way							BC16
BC17	Normandy Drive							BC17
BC18	Park Street							BC18
BC19	Berkhamsted Football Grounds							BC19
BC20	Greene Field Road	0.029	10	1	2	1		BC20
BC21	Water Lane							BC21
BC22	Greene Field Road							BC22
BC23	Mill Street							BC23
BC24	Lower Kings Road							BC24
BC25	Church Lane							BC25
BC26	Castle Street							BC26
BC27	off High Street							BC27
BC28	High Street							BC28
BC29	Bridle Way							BC29
BC30	St Katherine's Way	0.117	11	4	9	6		BC30
BC31	Springfield Road/ St Katherine's Way							BC31
BC32	St John's Well Lane							BC32
BC33	St John's Well Lane							BC33
BC34	off Station Road							BC34
BC35	Bridge Water Road							BC35
BC36	Bridge Water Road							BC36
BC37	Station Road							BC37
BC38	Bank Mill (17) Rose Cottage	0.32	N/A	24	24	24		BC38
BC39	Land north east of Admiral Way / Tortoiseshell Way							BC39
BC40	Berkhamsted FC, Broadwater							BC40
BC41	High Street/Water Lane	0.72	9	30	68	49		BC41
BC42	Manor Street	0.29	9	12	28	20		BC42
BC43	Site off Bank Mill Lane	2.32	14	77	123	100		BC43

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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		
BC44	110 High Street	0.15	N/A	12	12	12	12 is the net figure resulting from permission. 13 units granted permission, but 1 lost.	BC44
BC 45	Land at Tunnel Fields	0.68	N/A	16	16	16		BC 45

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
BC1				H-M	L	M-H	No phasing	Overcoming barriers to delivery Vacant business units with a lot of extra unused space. Good access to town centre. Surrounded by residential and open space uses. Potential to convert buildings for residential, although listed. Developer intention unknown.
BC2				M	H	H	0-5 years	'Greenfield' Housing Allocation Site (H36). House with overgrown and inaccessible gardens. Demolition costs. Good location close and accessible to town centre. Surrounded by residential, leisure, business and community uses. Developer intention exists.
BC3								
BC4								
BC5								
BC6								
BC7								
BC7a								
BC8								
BC9								
BC10								
BC11								
BC12				M	M-L	M	No phasing period	Poorly maintained hall (boarded up), avg condition garage, surrounded by residential uses. Attractive to local housebuilder but developer intention unknown.
BC13								
BC14								
BC15								
BC16								
BC17								
BC18								
BC19								
BC20				M-L	M-L	M	No phasing	Good town centre location, feasibility depending on servicing requirements of building behind. Attractive to local or regional housebuilder. Developer intention unknown.
BC21								
BC22								
BC23								
BC24								
BC25								

Berkhamsted Castle Ward

BC26								
BC27								
BC28								
BC29								
BC30	Single	None		L	M	M	No phasing period	This is a small triangular area of grassland within a 1970's housing estate. Redevelopment of this site would constitute a loss of open space and a change in the character of the area, therefore there may be planning policy objections on this basis. There may also be local objections to the loss of open space within the estate. The topography of the site would increase development costs. However, subject to these issues being resolved, this site could form a small infill development site that would be attractive to local and regional housebuilders.
BC31								
BC32								
BC33								
BC34								
BC35								
BC36								
BC37								
BC38				M	H	M	0-5	Permission for 24 units now granted and developemnt expected to commence soon.
BC39								
BC40								
BC41	Single	None		M	L	M	6-10 years	This is a foodstore, as well as medium to small shop units with office and leisure above and public car park to rear. Mixed use shopping proposal in local plan (S1). Site is in multiple ownership and would require landowners to work in partnership to bring forward site. There may be costs associated with buying out existing tenants/businesses. There is an adopted concept statement for the site but no developer intention. The concept statement refers to the creation of 54 units above commercial space.

Berkhamsted Castle Ward

								This is an adult care services building in the town centre with residential nearby. This site is currently being marketed as a development site by Lambert Smith Hampton - 01442 266 691. Redevelopment of this site will require the demolition of the existing building, however, it is currently being marketed and therefore is likely to come forward for development in the short-term. There may be planning policy issues in relation to the loss of the existing use which would need to be provided elsewhere.
BC42	Single			M-L	M-H	M-H	0-5 years	
BC 43				M	M-H	M-H	6-10 years	Large greenfield site on existing urban edge. Developer intention exists.
BC 44				M	M-H	H	0-5 years	Permission granted
BC 45				M	M-H	H	0-5 years	Permission granted

Berkhamsted Castle Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BC1	Bank Mill Lane	0.17	4	U	N									1	2		BC1
BC2	New Lodge Farm & Outbuildings	1.79	2	U	N	61	109										BC2
BC3	George Street																BC3
BC4	McDougall Road																BC4
BC5	Cooper Way																BC5
BC6	Ravens Lane																BC6
BC7	Manor Street																BC7
BC7a	Manor Street																BC7a
BC8	Lower Kings Road																BC8
BC9	Greenes Court																BC9
BC10	Lower Kings Road																BC10
BC11	Castle Street																BC11
BC12	Chapel Street	0.06	13	U	N									6	9		BC12
BC13	Ivyhouse Lane/Meadway																BC13
BC14	Ivyhouse Lane																BC14
BC15	Headlands Drive																BC15
BC16	Castlegate Way																BC16
BC17	Normandy Drive																BC17
BC18	Park Street																BC18
BC19	Berkhamsted Football Grounds																BC19
BC20	Greene Field Road	0.03	10	U	N									1	2		BC20
BC21	Water Lane																BC21
BC22	Greene Field Road																BC22
BC23	Mill Street																BC23
BC24	Lower Kings Road																BC24
BC25	Church Lane																BC25
BC26	Castle Street																BC26
BC27	off High Street																BC27
BC28	High Street																BC28
BC29	Bridle Way																BC29
BC30	St Katherine's Way	0.12	11	U	N									4	9		BC30
BC31	Springfield Road/ St Katherine's Way																BC31
BC32	St John's Well Lane																BC32
BC33	St John's Well Lane																BC33
BC34	off Station Road																BC34
BC35	Bridge Water Road																BC35
BC36	Bridge Water Road																BC36
BC37	Station Road																BC37
BC38	Bank Mill (17) Rose Cottage	0.32	N/A	U	N	24	24										BC38
BC39	Land north east of Admiral Way / Tortoiseshell Way																BC39
BC40	Berkhamsted FC, Broadwater																BC40
BC41	High Street/Water Lane	0.72	9	U	N			30	68								BC41
BC42	Manor Street	0.29	9	U	N	12	28										BC42
BC43	Site off Bank Mill Lane	2.32	14	G	N			77	123								BC43
BC44	110 High Street	0.15	N/A	U	N	12	12										BC44
BC45	Land at Tunnel Fields	0.68	N/A	G	N	16	16										BC45
			Total Urban			109	173	30	68	0	0	0	0	13	20		

Berkhamsted Castle Ward

			Total Greenfield			16	16	77	123	0	0	0	0	0	0		
			Total >5ha			0	0	0	0	0	0	0	0	0	0		
			Total			125	189	106	191	0	0	0	0	13	20		

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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BE1	Lombardy Drive	Green Space	Large green space surrounded by residential units		R			Site is used as amenity green space and has TPOs.	BE1			
BE2	Victoria Road	Yard?	Land at rear of residential, commercial and retail units, surrounded by residential		R	No restrictions apparent	No restrictions apparent	Built out.	BE2			
BE3	Three Close Lane	Leisure and Residential	Housing Allocation site, already built with bar incorporated		R			Built out.	BE3			
BE4	Hilltop Road	Green Space	Densley wooded green area backed by playing fields. Surrounded by residential area		R			Mature trees on site. Used as amenity space. There are no known intentions to develop.	BE4			
BE5	St Edmunds	Green Space	Green space in front of flats with trees. Surrounded by residential		R			Used as amenity space.	BE5			
BE6	Plover Close	Green Space	Green space in front of flats with trees. Surrounded by residential		R			Site is amenity open space. There are no known intentions to develop.	BE6			
BE7	Clarence Road	Car Park/ Depot/ Business	Good location, surrounded by school, residential, retail and community uses	0.316	A	No restrictions apparent (link with BE15)	No restrictions apparent (link with BE15)	In current use, but future likelihood of moving depot (link with BE15)	BE7		U	N
BE8	Cowper Road	Car Park	Well used private car park for community facility, surrounded by commercial, office and residential use		R			Well used/busy car park.	BE8			
BE9	off High Street (123)	Car Parking			R			Site has access issues and is well-used for parking.	BE9			
BE10	Rectory Lane	Car Parking			R			Well used car park.	BE10			
BE11	Rectory Lane	Car Parking			R			Well used car park.	BE11			
BE12	Chesham Road	Sports Ground		0.052	A	No restrictions apparent	No restrictions apparent		BE12		U	N
BE13	Chesham Road	Army Cadet Force Hall			R			Retain community/social facilities.	BE13			
BE14	off Chesham Road (Deans Lawn)	Green Space			R			Narrow site, mature trees. Amenity value. There are no known intentions to develop.	BE14			
BE15	off High Street (163)	Garage, Works, etc		0.096	A	No restrictions apparent (link with BE7)	No restrictions apparent (link with BE7)	Restricted access unless combined with BE7	BE15		U	N
BE16	Charles Street	Egerton School	design case study applied as will not fit into any conversion category	0.099	A	No restrictions apparent	No restrictions apparent	Suggested through past consultation process, becoming available for redevelopment - possible conversion	BE16	Subject to school achieving improvements to the Durrants Lane campus.	U	N
BE17	Kings Road	Garage & Bank Car Park			R	No restrictions apparent	No restrictions apparent	Mature trees. Narrow site. Used for town centre car parking.	BE17			
BE18	off High Street	Police Station Parking			R			Unlikely to be potential to reduce this parking provision. There are no known intentions to develop.	BE18			

Berkhamsted East Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BE19	off High Street	Bank Car Parking			R	No restrictions apparent	No restrictions apparent	Large town centre location, used for car parking.	BE19			
BE20	Park View Road	Office Car Parking			R			Well used carpark.	BE20			
BE21	Kitsbury Road	garages and parking			R			Overlooking issues, parking well used. There are no known intentions to develop.	BE21			
BE22	Cross Oak Road	Parking rear of high street			R	No restrictions apparent	No restrictions apparent	Very busy car park in use	BE22			
BE23	Land south of Hall Park / east of Swing Gate Lane	Leisure	Relocation of Berkhamsted FC and community recreational facilities.		R			Fails on Dacorum Greenfield Suitability criteria	BE23			
BE24	Land to west of Ashlyns Lodge, on Chesham Road	Open land		0.5391	R			Site is owned by Legal and General and is being promoted by Savills. Site rejected on greenfield site suitability criteria.	BE24		G	N
BE25	Land surrounding Ashlyns Hall	Open land		13.16	R			Site is owned by Legal and General and is being promoted by Savills. Site rejected on greenfield site suitability criteria.	BE25		G	Y
BE26	Land to east of Ashlyns Lodge	Open Land			R			Fails on Dacorum Greenfield Suitability criteria	BE26			
BE27	Ashlyns School & Thomas Coram School	Playing fields and open land adjacent to but not including school buildings		1.52	A	Listed building, Green Belt		Ashlyns School is listed.	BE27		G	Y
BE28	1 Park View Road	Vacant land		0.06	A			Permission granted	BE28	Permission granted	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	Additional Comments
BE1																			
BE2																			
BE3																			
BE4																			
BE5																			
BE6																			
BE7			√		√				Site touches on to an area of open land. In Town Centre.			√				√		√	In Conservation Area. In an area of archeological significance. Sloping nature of site could increase development cost. Public right of way on site.
BE8																			
BE9																			
BE10																			
BE11																			
BE12					√				In Town Centre.			√							In Conservation Area. In an area of archeological significance.
BE13																			
BE14																			
BE15					√				In Town Centre.			√				√		√	In Conservation Area. In area of archeological significance. Access issues. Sloping nature of site could increase development cost.
BE16												√				√		√	In Conservation Area. access issues. Sloping nature of site could increase development cost. Doctors surgery on site.
BE17															√				
BE18																			
BE19																			
BE20																			
BE21																			
BE22																			

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
BE24																			
BE25																			
BE26																			
BE27	√						√		In green belt. Site is within open space.										
BE28									Permission already granted										

Berkhamsted East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BE1	Lombardy Drive							BE1
BE2	Victoria Road							BE2
BE3	Three Close Lane							BE3
BE4	Hilltop Road							BE4
BE5	St Edmunds							BE5
BE6	Plover Close							BE6
BE7	Clarence Road	0.316	5	12	20	16		BE7
BE8	Cowper Road							BE8
BE9	off High Street (123)							BE9
BE10	Rectory Lane							BE10
BE11	Rectory Lane							BE11
BE12	Chesham Road	0.052	9	2	5	4		BE12
BE13	Chesham Road							BE13
BE14	off Chesham Road (Deans Lawn)							BE14
BE15	off High Street (163)	0.096	9	4	9	7		BE15
BE16	Charles Street	0.099	11	4	7	5		BE16
BE17	Kings Road							BE17
BE18	off High Street							BE18
BE19	off High Street							BE19
BE20	Park View Road							BE20
BE21	Kitsbury Road							BE21
BE22	Cross Oak Road							BE22
BE23	Land south of Hall Park / east of Swing Gate Lane							BE23
BE24	Land to west of Ashlyns Lodge, on Chesham Road							BE24
BE25	Land surrounding Ashlyns Hall							BE25
BE26	Land to east of Ashlyns Lodge							BE26
BE27	Ashlyns School & Thomas Coram School	1.52	14	50	81	65		BE27
BE28	1 Park View Road	0.06	N/A	5	5	5		BE28

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
BE1								Overcoming barriers to delivery
BE2								
BE3								
BE4								
BE5								
BE6								
BE7	Multiple ownership and possible leasehold interests in the site.	None		M	M	M	No phasing	An existing commercial site at the end of a residential cul-de-sac. Development of this site would require the demolition of existing buildings which consist of a range of semi-derelict sheds and barns alongside one or two occupied period office buildings. There is also a significant amount of car parking. Redevelopment would require the relocation of current occupiers. Access to the site is poor and would need to be improved in order to facilitate any high density development. Access will be the main barrier to delivery.
BE8								
BE9								
BE10								
BE11								
BE12	Single	None		L	L	M-H	No phasing	This is a playing court for St John's School. Redevelopment of this site would constitute the loss of school facilities. There may be planning policy objections in relation to the loss of play space. There may also be local objections. Redevelopment of this site would be subject to it being brought forward by the school. Currently no access to the site and access would need to be provided. Subject to these issues being resolved, then it would constitute a relatively attractive development site and form part of the town centre development, however, it is unlikely to come forward for redevelopment in the short-term.
BE13								
BE14								
BE15	Multiple and have leasehold interests			M	M	M	No phasing period	This is a small area of garages and parking and commercial properties to the rear of the main road. This site would have to be brought forward in conjunction with site BE7 in order to provide it with vehicular access. Access will be the main barrier to delivery.

Berkhamsted East Ward

								This is part of a row of terraced Victorian houses that is currently being used as a school. There is little opportunity to increase density on site from what is existing and therefore viability is unlikely to facilitate redevelopment. If the existing use can be relocated then there may be an opportunity to convert the school back into housing. However, viability will still not create an attractive development option. Developer intention exists.
BE16	Single	None		M-H	L	M	6-10 years	
BE17								
BE18								
BE19								
BE20								
BE21								
BE22								
BE23								
BE24								
BE25								
BE26								
BE27	Single			M-H	M	M-H	6-10 years	There is intention to develop around the grounds of Ashlyns School sufficient to secure enabling development for sports facilities. The school would remain.Design would have to be sensitive to the setting of a listed building. This is reflected in the phasing period. This would be an attractive site for a national housebuilder and would constitute a partially brownfield extension to the existing urban area.
BE28				M-H	M	H	0-5 years	Has permission already

Berkhamsted East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BE1	Lombardy Drive																BE1
BE2	Victoria Road																BE2
BE3	Three Close Lane																BE3
BE4	Hilltop Road																BE4
BE5	St Edmunds																BE5
BE6	Plover Close																BE6
BE7	Clarence Road	0.316	5	U	N									12	20		BE7
BE8	Cowper Road																BE8
BE9	off High Street (123)																BE9
BE10	Rectory Lane																BE10
BE11	Rectory Lane																BE11
BE12	Chesham Road	0.052	9	U	N									2	5		BE12
BE13	Chesham Road																BE13
BE14	off Chesham Road (Deans Lawn)																BE14
BE15	off High Street (163)	0.096	9	U	N									4	9		BE15
BE16	Charles Street	0.099	11	U	N			4	7								BE16
BE17	Kings Road																BE17
BE18	off High Street																BE18
BE19	off High Street																BE19
BE20	Park View Road																BE20
BE21	Kitsbury Road																BE21
BE22	Cross Oak Road																BE22
BE23	Land south of Hall Park / east of Swing Gate Lane																BE23
BE24	Land to west of Ashlyns Lodge, on Chesham Road																BE24
BE25	Land surrounding Ashlyns Hall																BE25
BE26	Land to east of Ashlyns Lodge																BE26
BE27	Ashlyns School & Thomas Coram School	1.52	14	G	Y			50	81								BE27
BE28	1 Park View Road	0.06	N/A	U	N	5	5										BE28
					Total Urban	5	5	4	7	0	0	0	0	18	34		
					Total Greenfield	0	0	50	81	0	0	0	0	0	0		
					Total >5ha	0	0	50	81	0	0	0	0	0	0		
					Total	5	5	54	88	0	0	0	0	18	34		

Berkhamsted West 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					
BW1	Belton Road	Garage Courts	Poorly maintained, large site		R			Site affected by flood risk zone 2, 3a and 3b. Garage use most suitable.	BW1			
BW2	Stag Lane/ High Street	Vacant land and industrial sheds	Large site, surrounded by residential, industrial and commercial uses. Good access to main road		R			Under construction	BW2			
BW3	Stag Lane/ High Street	Warehouse	Active warehouse surrounded by residential, light industrial and commercial uses. Good access to main road	0.485	A			previous discussions to develop. Consider as same site as BW20 and BW21	BW3	14 units refused on part of site (S Dell and Sons) under 2157/07.	U	N
BW4	High Street	Scout Hall	On main road, in good condition		R			Community use . There are no known intentions to develop.	BW4			
BW5	High Street	Boarded site			R			Built out	BW5			
BW6	High Street	Petrol station	On main road, petrol station being refurbished	Combine with BW5	R			Being developed as retirement apartments, see BW5	BW6			
BW7	Park Street	Large church garden	Large church gardens, easy access from High Street, surrounded by residential	0.1487	A			NLUD identified dependent on BC18 coming forward. Site affected by flood risk zone 2, 3a and 3b. Site has been reduced in size from 0.597 as it lies within flood risk zone 3b.	BW7		U	N
BW8	Bulbourne House, High Street	Vacant office building	Good access to main road, surrounded by car showroom and works		R			Under construction	BW8			
BW9	High Street (behind Edgeworth House)	Green space with river running through	Large site, quality open space, riverside location, next to residential area and close to main road		R			Site affected by flood risk zone 2, 3a and 3b. Mature trees and amenity value of existing site.	BW9			
BW10	Dorset Close	Garage Courts and Green Space	Poorly maintained but evidence of use, to rear of residential		R			Amenity space and garages used . There are no intentions to develop.	BW10			
BW11	Verney Close	Garage Courts	To rear of residential. Parking occurs on road garage courts in average condition.		R			Access poor and in use for parking	BW11			
BW12	Shootersway	Housing Allocation, built out	Large detached property at edge or urban area		R			Built out	BW12			
BW13	The Spinney	Rear garden of large property	Surrounded by residential and woodland		R			TPOs, mature trees, amenity value.	BW13			
BW14	The Spinney	Dense woodland	Surrounded by residential		R			Site has mature trees and amenity value	BW14			
BW15	Denny's Lane	Green area between road and residential	Buffer between housing and busy road. Planning application in		R			Built out	BW15			
BW16	High Street	Majestic Wine Warehouse	Large site close to town centre	0.179	A				BW16	Site being used as a wine warehouse.	U	N
BW17	off High Street	Works	large site, some activity		R			Merged into BW3	BW17			
BW18	Gossom's End	Empty engineering works			R			Site affected by flood risk zone 2, 3a and 3b.	BW18			
BW19	Gossom's End	Pub			R			Pub is currently in use. There are no known intentions to develop.	BW19			

Berkhamsted West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BW20	High Street	Empty engineering works	Merged into BW3		R			Merged into BW3	BW20			
BW21	High Street	Laundry Works and parking	Merged into BW3		R			Merged into BW3	BW21			
BW22	Hospice of St Francis, 27 Shrublands Road				R			Under construction	BW22			
BW23	Belton Road	Warehouse			R			Built out	BW23			
BW24	BFI, Kingshill Way	National film conservation and archiving centre		3.166	A	Listed building		Developer intention exists	BW24		U	N
BW25	Hanburys, Shootersway	House and associated open land		1.62	A			Mr & Mrs Brightman are site owners.	BW25		G	N
BW26	Land off Shootersway	Open land		4.616	A			Dependant on BW25 gaining planning permission. Site is owned by Legal and General and is being promoted by Savills.	BW26		G	N
BW27	Brickhill Green (off Shootersway)	Open land			R			Fails on Dacorum Greenfield Suitability Criteria	BW27			
BW28	Site to the west of Hanburys, Shootersway	Playing fields			R			Fails on Dacorum Greenfield Suitability Criteria	BW28			
BW29	The Old Orchard, Shootersway	Residential dwelling		0.1814	A	Green Belt			BW29		U	N
BW30	Land to east of BFI	Dwellings and cemetary		3.705	A	Area of archeological significance, Green Belt		Area of archeological significance covers much of the site.	BW30		G	N
BW31	Playing fields off Chesham Road	Playing fields			R			Fails on Dacorum Greenfield Suitability Criteria	BW31			
BW32	Blegberry Gardens	Housing estate			R			Built out	BW32			
BW33	Open land off Shootersway (next to Blegberry Gardens)	Open land		3.578	A	Green Belt			BW33		G	N
BW34	Hospice of St Francis and Blue Mist	Convent		0.35	A			Has planning permission	BW34	Has planning permission	U	N
BW 35	Chilterns, Stoney Close	Housing		0.45	A			Has planning permission	BW 35	Has planning 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	Additional Comments
BW1																			
BW2																			
BW3				√					Site is designated as conversion of employment land to residential.		√								Next to listed building. In an area of archeological significance.
BW4																			
BW5																			
BW6																			
BW7		√				√			Edge of site is on open land and open space.	√	√								Partially in Conservation Area. In an area of archeological significance. Site affected by flood risk zone 2, 3a and 3b.
BW8																			
BW9																			
BW10																			
BW11																			
BW12																			
BW13																			
BW14																			
BW15																			
BW16			√						Site is on a General Employment Area.	√	√		√						In an area of archeological significance. Edge of site affected by flood risk zone 2, 3a. Site is affected by a TPO.
BW17																			
BW18																			
BW20																			

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
BW21																			
BW22																			
BW23																			
BW24	√								In green belt.		√								Listed building on site. Partially in an area of archeological significance.
BW25	√								In green belt.										
BW26	√								In green belt.										
BW27	√								In green belt.	√	√								In a wildlife site. Partially in an area of archeological significance.
BW28											√								Land surrounds listed buildings
BW29	√								In green belt.										
BW30	√								In green belt.	√	√								Partially in an area of archeological significance. Eastern edge of site touches into a Wildlife Site.
BW31																			
BW32																			
BW33	√								In green belt.	√	√								Eastern edge of site touches into a wildlife site. In an area of archeological significance.
BW34									Planning permission granted										
BW35									Planning permission granted										

Berkhamsted West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BW1	Belton Road							BW1
BW2	Stag Lane/ High Street							BW2
BW3	Stag Lane/ High Street	0.485	11	18	35	27		BW3
BW4	High Street							BW4
BW5	High Street							BW5
BW6	High Street							BW6
BW7	Park Street	0.1487	11	6	11	8		BW7
BW8	Bulbourne House, High Street							BW8
BW9	High Street (behind Edgeworth House)							BW9
BW10	Dorset Close							BW10
BW11	Verney Close							BW11
BW12	Shootersway							BW12
BW13	The Spinney							BW13
BW14	The Spinney							BW14
BW15	Denny's Lane							BW15
BW16	High Street	0.179	19	8	32	20		BW16
BW17	off High Street							BW17
BW18	Gossom's End							BW18
BW19	Gossom's End							BW19
BW20	High Street							BW20
BW21	High Street							BW21
BW22	Hospice of St Francis, 27 Shrublands Road							BW22
BW23	Belton Road							BW23
BW24	BFI, Kingshill Way	3.166	14	104	168	136		BW24
BW25	Hanburys, Shootersway	1.62	14	53	86	70		BW25
BW26	Land off Shootersway	4.616	14	152	245	198		BW26
BW27	Brickhill Green (off Shootersway)							BW27
BW28	Site to the west of Hanburys, Shootersway							BW28
BW29	The Old Orchard, Shootersway	0.1814	14	6	10	8		BW29
BW30	Land to east of BFI	3.705	14	122	196	159		BW30
BW31	Playing fields off Chesham Road							BW31
BW32	Blegberry Gardens							BW32
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	14	118	190	154		BW33
BW34	Hospice of St Francis and Blue Mist	0.35	N/A	16	16	16		BW34
BW 35	Chilterns, Stoney Close	0.45	N/A	12	12	12		BW 35

Berkhamsted West Ward

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+)	
BW1								
BW2								
BW3	Multiple		M	M	M-H	M	0-5 years	This is a site occupied by a number of industrial and commercial properties. The majority of the commercial premises are currently vacant. Planning policy encourages the loss of employment to housing. There may be increased development costs due to land remediation following the current commercial uses. The adjacent site is currently under construction for flats by Bellway. There is developer interest.
BW4								
BW5								
BW6								
BW7				L	M	H	No phasing period	This is an open field to the rear of a 1960s church. It is currently underused. Development costs are likely to be low. Good town centre location. Owners intentions unknown.
BW8								
BW9								
BW10								
BW11								
BW12								
BW13								
BW14								
BW15								

Berkhamsted West Ward

								This is a corner site occupied by Majestic Wine Warehouse. It incorporates a two storey building and associated car parking. The car parking and building are currently being extended in relation to its existing use. The site looks to be in active use. There is likely to be planning policy objections in relation to the loss of existing use. The site is being extended for its existing use and therefore redevelopment for residential is unlikely to be viable in the short term.
BW16	Single, however, there may be leasehold interests in the site.	None		M-H	L-M	M	No phasing period	
BW17								
BW18								
BW19								
BW20								
BW21								
BW22								
BW23								
BW24				M-H	M-L	M-H	6-10 years	Listed buildings with substantial, unsympathetic modern extension (not listed). Potential exists for redevelopment of modern extension and conversion of listed buildings. Demolition costs would be high. Site is on the edge of the urban area and would constitute brownfield development. Access is not a problem. Developer intention exists. This site would be attractive to a regional or a national housebuilder.
BW25	Single	None		L	M	M-H	6-10 years	This is a large detached house in large grounds on the edge of Berkhamsted town. It would be an urban extension and there may be mature trees on site. Access to the site would need to be improved. Developer intention exists.

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								This is a large area of open space to the rear of site BW25. Access to the site was not possible. It could only be brought forward for redevelopment if an access can be provided to it through site BW25 and if surrounding sites are developed first (sequential development). It borders the dual-carriageway to the south. Developer intention exists.
BW26	Single			L	L-M	M-H	16-20 years	
BW27								
BW28								
BW29				M	M-L	H	No phasing	House called the Old Orchard. Demolition costs would be medium. Site is on the edge of the urban area and would constitute brownfield development. Access is not a problem. This site would be attractive to a local housebuilder. While part of Be/h2 no developer interest exists at present and not part of Legal and General land interest.
BW30				L	M	M-H	No phasing	This is a large area of open space to the east of site BW24. Access to the site was not possible. Development costs would be low and access would not be a problem- from Kingshill Way. However, it may be dependent on neighbouring sites being developed first in sequential terms. It borders the dual-carriageway to the south. While part of Be/h2 no developer interest exists at present and not part of Legal and General land interest.
BW31								
BW32								

Berkhamsted West Ward

								This is a large area of open space at the southwest of the urban area. Access to the site was not possible. Development costs would be low and access would not be a problem- from Shootersway. Mature trees on a portion of the site may need to be retained. It borders the dual-carriageway to the south. Developer intention exists.
BW33				M	M-H	M-H	0-5	
BW34				M	M	H	0-5	Planning permission granted
BW 35				M	M	H	0-5	Planning permission granted

Berkhamsted West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BW1	Belton Road																BW1
BW2	Stag Lane/ High Street																BW2
BW3	Stag Lane/ High Street	0.485	11	U	N	18	35										BW3
BW4	High Street																BW4
BW5	High Street																BW5
BW6	High Street																BW6
BW7	Park Street	0.1487	11	U	N									6	11		BW7
BW8	Bulbourne House, High Street																BW8
BW9	High Street (behind Edgeworth House)																BW9
BW10	Dorset Close																BW10
BW11	Verney Close																BW11
BW12	Shootersway																BW12
BW13	The Spinney																BW13
BW14	The Spinney																BW14
BW15	Denny's Lane																BW15
BW16	High Street	0.179	19	U	N									8	32		BW16
BW17	off High Street																BW17
BW18	Gossom's End																BW18
BW19	Gossom's End																BW19
BW20	High Street																BW20
BW21	High Street																BW21
BW22	Hospice of St Francis, 27 Shrublands Road																BW22
BW23	Belton Road																BW23
BW24	BFI, Kingshill Way	3.166	14	U	N			104	168								BW24
BW25	Hanburys, Shootersway	1.62	14	G	N			53	86								BW25
BW26	Land off Shootersway	4.616	14	G	N							152	245				BW26
BW27	Brickhill Green (off Shootersway)																BW27
BW28	Site to the west of Hanburys, Shootersway																BW28
BW29	The Old Orchard, Shootersway	0.1814	14	U	N									6	10		BW29
BW30	Land to east of BFI	3.705	14	G	N									122	196		BW30
BW31	Playing fields off Chesham Road																BW31
BW32	Blegberry Gardens																BW32
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	14	G	N	118	190										BW33
BW34	Hospice of St Francis and Blue Mist	0.35	N/A	U	N	16	16										BW34
BW 35	Chilterns, Stoney Close	0.45	N/A	U	N	12	12										BW 35
					Total Urban	46	63	104	168	0	0	0	0	20	53		
					Total Greenfield	118	190	53	86	0	0	152	245	122	196		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	164	253	158	254	0	0	152	245	142	249		

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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BOV1	Farriers Close	garage courts	surrounded by residential, very good condition, new		R			Built out	BOV1			
BOV2	Yew Tree Drive	builders yard, shed, dumping, parking, boarded up site	surrounded by residential. Large site with good access to town centre	0.215	A			Dereliction	BOV2		U	N
BOV3	Church Street	rear gardens of large properties	surrounded by church, town centre and residential. Potential access issues	0.508	A	Local character	No restrictions apparent	Access constraints and conservation area, but developer intention exists.	BOV3		U	N
BOV4	Newhouse Road	car park for pub	surrounded by pub, residential and town centre		R			Active car park	BOV4			
BOV5	Hawkins Way	housing- already built	surrounded by residential, farm and open land		R			Built out	BOV5			
BOV6	Dudley Close	garage courts	surrounded by residential, pub and retail. Well used and maintained. Slight overlooking issues		R	No restrictions apparent	No restrictions apparent	Active parking use	BOV6			
BOV7	St Lawrence Close	green space surrounded by residential	surrounded by residential. Overlooking and tree issues		R			Amenity value	BOV7			
BOV8	St Lawrence Close	green space surrounded by residential	surrounded by residential and hall. Overlooking issue		R			Amenity and overlooking	BOV8			
BOV9	High Street (31)	derelict house and garage sheds	surrounded by residential and town centre. Garages new and in good condition. Pre-applications for new development, hence case study applied		R	Need to retain listed building	No restrictions apparent	Under construction	BOV9			
BOV10	Granville Dean	garage courts and parking	surrounded by residential. Some used but badly maintained		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV10			
BOV11	St Lawrence Close	scout hut and gardens	surrounded by school and residential. Gardens overgrown, but looks to be in use		R	No restrictions apparent	No restrictions apparent	Community use	BOV11			
BOV12	St Lawrence Close	garage courts	surrounded by residential, community and school. Some use, but badly maintained		R	No restrictions apparent	No restrictions apparent	Merged with BOV11 and 14.	BOV12			
BOV13	St Lawrence Close	garage courts	surrounded by residential. Average condition but in use		R			Active parking use, no developer intention	BOV13			
BOV14	St Lawrence Close	green space/ garden? Surrounding scout hut	surrounded by school, residential and community		R			Merged with BOV11 and 12	BOV14			
BOV15	Vicarage Lane	vacant site	surrounded by residential		R			Open land with amenity value.	BOV15			
BOV16	Old Dean	green space surrounded by residential	surrounded by residential and town centre. Overlooking issue		R	No restrictions apparent	No restrictions apparent	Amenity and overlooking	BOV16			
BOV17	Hyde Meadows	garage courts	surrounded by residential. Average condition		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV17			
BOV18	Dean Field	garage courts	surrounded by residential. Average condition, little evidence of use. Large site, good access to town centre		R			Access constraints and active parking use, no developer intention	BOV18			

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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					
BOV19	Old Dean	playground and green space surrounded by residential	surrounded by residential. Not well maintained. Overlooking and tree issues		R			Amenity value and playground use	BOV19			
BOV20	Hyde Lane	garage courts and parking	surrounded by residential, in average condition		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV20			
BOV21	Hyde Lane	green space surrounded by residential	surrounded by residential		R			Amenity and overlooking	BOV21			
BOV22	Hamer Close	car park	surrounded by residential.		R			Active parking use, no developer intention	BOV22			
BOV23	Hyde Meadows	garage courts	surrounded by residential. In bad condition, one row already removed		R			Active parking use	BOV23			
BOV24	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV24			
BOV25	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV25			
BOV26	Dinmore	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV26			
BOV27	Eastnor	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV27			
BOV28	Eastnor	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV28			
BOV29	Windsor Close	garage courts	surrounded by residential. In good condition		R			Active parking use, no developer intention	BOV29			
BOV30	Windsor Close	car parking and garage courts	surrounded by residential. Large site		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV30			
BOV31	Windsor Close	car park	surrounded by residential		R	No restrictions apparent	No restrictions apparent	Active parking use, no developer intention	BOV31			
BOV32	Lancaster Drive	green space surrounded by residential	surrounded by residential. Potential tree issue		R			Amenity value, trees and overlooking	BOV32			
BOV33	Lancaster Drive	green space surrounded by residential	surrounded by residential. Potential tree issue		R			Amenity value, trees and overlooking	BOV33			
BOV34	Howard Agne Close	garage courts	surrounded by residential. In full use		R			Active parking use, no developer intention	BOV34			
BOV35	Lancaster Drive	rear gardens	surrounded by residential. Inaccessible		R			Access constraints	BOV35			
BOV36	Green Lane	garden	surrounded by residential, open land and road. Inaccessible		R			Access constraints	BOV36			
BOV37	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV37			
BOV38	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV38			
BOV39	Nye Way	garage courts	surrounded by residential, in good condition		R			Active parking use, no developer intention	BOV39			
BOV40	Green Lane	housing, built	surrounded by residential and town centre		R			Built out	BOV40			
BOV41	High Street	Coal Yard	surrounded by residential, retail and town centre. In active usage	0.061	A			Potential for relocation?	BOV41		U	N

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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					
BOV42	High Street	Private car park	surrounded by town centre, retail and residential		R			Active parking use, no developer intention	BOV42			
BOV43	High Street/Old Dean	unused corner space	Surrounded by residential, retail and town centre. Possible space restrictions	0.019	A			Planning permission has already been sought.	BOV43		U	N
BOV44	High Street, Chiltern House	Vacant office building	Surrounded by residential and town centre	0.009	A				BOV44		U	N
BOV45	High Street	gardens of residential properties	surrounded by town centre and residential		R			Private gardens, developer intention not present	BOV45			
BOV46	High Street	garage and boarded up shop	surrounded by residential, pub, local centre and road	0.151	A			Developer interest in site	BOV46	PP for 14 units 1950/05. Also interest in site for small grocery store with flats above.	U	N
BOV47	High Street	vacant corner site	surrounded by pub, residential and town centre		R			Built out	BOV47			
BOV48	High Street	vacant factory/offices	surrounded by residential and town centre former abattoir. Conversion would be difficult for former abattoir	0.092	A			Potential for conversion/demolition	BOV48		U	N
BOV49	Church Lane	vacant	Surrounded by residential and town centre		R			Inaccessibility	BOV49			
BOV50	Church Street	car parking	surrounded by pub, residential land town centre. Poor quality and underused		R			Active parking use	BOV50			
BOV51	High Street	parking/yard	surrounded by residential, pub and town centre		R			Built out	BOV51			
BOV52	Duck Hall Farm	Farm buildings	This is an extension to an existing site.		R			Fails on Dacorum Greenfield Suitability Criteria	BOV52			
BOV53	Land off Green Lane	Open land	Separate to sites below. Number of units not specified.		R			Fails on Dacorum Greenfield Suitability Criteria	BOV53			
BOV54	Land south east of Green Lane				R			Merged into BOV53	BOV54			
BOV55	Land south east of Green Lane - duplicate of BOV 54				R			Merged into BOV53	BOV55			
BOV56	Garden Scene Nursery, Chapel Croft	Village Boundary	Seeking amendment to village boundary only.	1.073	A			JB Planning Associates are agents/promoters.	BOV56		G	N
BOV57	Land opposite Bowling Cottage	Housing			R			Duplicate of WA45	BOV57			
BOV58	Land on north east side of Shantock Lane	Open Land			R	Green Belt		Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV58			

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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					
BOV59	Boxmoor House School	School		1.784	A			Size of site amended to exclude the Scheduled Ancient Monument on site and green space next to it. HCC are the owners and agents for this site.	BOV59		U	N
BOV60	Nunfield, Chipperfield	Garage Blocks	For affordable housing.	0.0555	A			Garage blocks on site. DBC are site owners, Hightown are agents promoters.	BOV60		U	N
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	Open Land		0.35	A			Site is in green belt. Edge of site in area of archeological significance. The Boxmoor Trust are the owners.	BOV 61		G	N
BOV 62	Former Friend at Hand pub site	Cleared/demolished		0.13	R			Site is in green belt. The Boxmoor Trust are the owners. Rejected on Greenfield Site Criteria grounds.	BOV 62		G	N
BOV 63	Bourne End Lane, Bournes End		Site sent from Brian Barber Associates. Southern end of the site was used previously for egg production business		R			1.2 hectares of the site were submitted by agent/promotor Adam Rove. Brian Barber Associates submitted a 0.96 hectare on behalf of owners Mr Rowe / Mr Horsfall / Mr Giddings. There is a lot of overlap between the sites. Amalgamated site rejected on Greenfield Site Suitability Criteria.	BOV 63			
BOV 64	Open land, off Meadow Way, Hemel Hempstead			0.1168	A			Some access constraints	BOV 64		G	N
BOV 65	Bourne End Mills, Bourne End Lane				R			Rejected due to recommendations in Employment Space Study	BOV 65			
BOV 66	Shantock hall lane	Open land			R			Site is outside the urban conurbation	BOV 66			
BOV 67	Long Lane	Open Land			R			Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV 67			
BOV 68	"Gables" cottage, Long Lane	Part of garden		0.04	A			Developer intention exists	BOV 68		U	N
BOV 69	Middle Lane	Open Land			R			Site clearly fails on sustainable settlement criteria- far from services and outside settlement boundary	BOV 69			
BOV 70	Chesham Road	Open Land		7.996	A			Developer intention exists	BOV 70		G	Y
BOV 71	"The Mount" prison	Young offenders institution			R			Facility appears to be in use and not being promoted for housing.	BOV 71			

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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	Mansion-style house and grounds		0.8313	A	Green Belt		Developer intention exists	BOV 72		U	N
BOV 73	Kings Lane, Chipperfield	Open land off Kings Lane		0.7861	A	Green Belt		Developer intention exists	BOV 73		G	N
BOV 74	London Road, Hemel Hempstead	Land around Bov 62	Garage and residential dwellings	1.08	A	Green Belt		Developer intention exists	BOV 74		U	N
BOV 75	Off Sheethanger Lane, Hemel Hempstead	Open land		2.033	A	Green Belt		Developer intention exists	BOV 75		G	N
BOV 76	Off Featherbed Lane, Hemel Hempstead	Residential dwelling and surrounding open land		1.184	A	Green Belt		Developer intention exists	BOV 76		G	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	Additional Comments
BOV1																			
BOV2		√							In Bovington and Chipperfield Plateau.			√							Listed building on edge of site. In conservation area. Site is adjacent to an area of archeological significance.
BOV3	√	√							In Bovington and Chipperfield Plateau.			√							Site is adjacent to an area of archeological significance.
BOV4																			
BOV9																			
BOV10																			
BOV14																			
BOV16																			
BOV17																			
BOV18																			
BOV19																			
BOV20																			
BOV21																			
BOV22																			
BOV23																			
BOV24																			
BOV25																			
BOV26																			
BOV27																			
BOV28																			
BOV29																			
BOV30																			
BOV31																			
BOV32																			
BOV33																			
BOV34																			
BOV35																			
BOV36																			
BOV37																			
BOV38																			
BOV39																			

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
BOV40																			
BOV41		√			√				In Bovington and Chipperfield Plateau. Site is in a Shopping area in a local centre. Site is next to a local centre.			√							In Conservation Area. In an area of archeological significance.
BOV42																			
BOV43		√			√				In Bovington and Chipperfield Plateau. In Local Centre. Site is in a shopping centre in a local centre.			√							In an area of archeological significance.
BOV44												√							In an area of archeological significance.
BOV45																			
BOV46		√			√				In Bovington and Chipperfield Plateau. In Local Centre. Site is in Shopping Area for Local Centre. Site is in a local centre.			√							In area of archeological significance.
BOV47																			
BOV48		√	√		√		√		In Bovington and Chipperfield Plateau. Site partially on Open Land and Open Space. Site is in a local centre.			√							Site is next to a listed building. In an area of archeological significance.
BOV49																			
BOV50																			
BOV 56	√								Site is in green belt.										
BOV 58																			
BOV 59							√	√	Site is in open space. School building on site.			√		√					Listed building on edge of site. Scheduled ancient monument on site. In an area of archeological significance. TPOs on edge of the site.
BOV 60	√	√							Site is in green belt. In bovingdon and chipperfield plateau character area.										

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
BOV 61	√					√			In green belt. Edge of site in open space.	√	√		√			√			Next to listed buildings. Edge of site in area of archeological significance. Edge of site is in a wildlife site. Public right of way runs along edge of site.
BOV 62																			
BOV 63																			
BOV 64	√								In green belt.		√								In area of archeological significance.
BOV 65																			
BOV 66																			
BOV 67																			
BOV 68	√								In green belt.										
BOV 69																			
BOV 70	√								In green belt.				√						TPOs on the eastern edge of the site.
BOV 71																			
BOV 72	√								In green belt.		√								Site is partially in conservation area.
BOV 73	√								In green belt.		√								Site is partially in conservation area.
BOV 74	√								In green belt.		√								Listed building on site.
BOV 75	√								In green belt.										
BOV 76	√								In green belt.	√									Site is partially in wildlife 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		
BOV1	Farriers Close							BOV1
BOV2	Yew Tree Drive	0.215	3	9	15	12		BOV2
BOV3	Church Street	0.508	14	17	27	22		BOV3
BOV4	Newhouse Road							BOV4
BOV5	Hawkins Way							BOV5
BOV6	Dudley Close							BOV6
BOV7	St Lawrence Close							BOV7
BOV8	St Lawrence Close							BOV8
BOV9	High Street (31)							BOV9
BOV10	Granville Dean							BOV10
BOV11	St Lawrence Close							BOV11
BOV12	St Lawrence Close							BOV12
BOV13	St Lawrence Close							BOV13
BOV14	St Lawrence Close							BOV14
BOV15	Vicarage Lane							BOV15
BOV16	Old Dean							BOV16
BOV17	Hyde Meadows							BOV17
BOV18	Dean Field							BOV18
BOV19	Old Dean							BOV19
BOV20	Hyde Lane							BOV20
BOV21	Hyde Lane							BOV21
BOV22	Hamer Close							BOV22
BOV23	Hyde Meadows							BOV23
BOV24	Dinmore							BOV24
BOV25	Dinmore							BOV25
BOV26	Dinmore							BOV26
BOV27	Eastnor							BOV27
BOV28	Eastnor							BOV28
BOV29	Windsor Close							BOV29
BOV30	Windsor Close							BOV30
BOV31	Windsor Close							BOV31
BOV32	Lancaster Drive							BOV32
BOV33	Lancaster Drive							BOV33
BOV34	Howard Agne Close							BOV34
BOV35	Lancaster Drive							BOV35
BOV36	Green Lane							BOV36
BOV37	Nye Way							BOV37
BOV38	Nye Way							BOV38
BOV39	Nye Way							BOV39
BOV40	Green Lane							BOV40
BOV41	High Street	0.061	11	2	4	3		BOV41
BOV42	High Street							BOV42
BOV43	High Street/Old Dean	0.019	11	1	1	1		BOV43
BOV44	High Street, Chiltern House	0.009	1	0	1	1		BOV44
BOV45	High Street							BOV45
BOV46	High Street	0.151	N/A	14	14	14		BOV46
BOV47	High Street							BOV47
BOV48	High Street	0.092	11	3	7	5		BOV48
BOV49	Church Lane							BOV49
BOV50	Church Street							BOV50
BOV51	High Street							BOV51
BOV52	Duck Hall Farm							BOV52
BOV53	Land off Green Lane							BOV53

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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		
BOV54	Land south east of Green Lane							BOV54
BOV55	Land south east of Green Lane - duplicate of BOV 54							BOV55
BOV56	Garden Scene Nursery, Chapel Croft	1.073	3	44	74	59		BOV56
BOV57	Land opposite Bowling Cottage							BOV57
BOV58	Land on north east side of Shantock Lane							BOV58
BOV59	Boxmoor House School	1.784	12	18	45	31		BOV59
BOV60	Nunfield, Chipperfield	0.05545	3	2	4	3		BOV60
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	3	14	24	19		BOV 61
BOV 62	Former Friend at Hand pub site							BOV 62
BOV 63	Bourne End Lane, Bournes End							BOV 63
BOV 64	Open land, off Meadow Way	0.1168	3	5	8	6		BOV 64
BOV 65	Bourne End Mills, Bourne End Lane							BOV 65
BOV 66	Shantock hall lane							BOV 66
BOV 67	Long Lane							BOV 67
BOV 68	"Gables" cottage, Long Lane	0.04	12	1	1	1		BOV 68
BOV 69	Middle Lane							BOV 69
BOV 70	Chesham Road	7.996	L	200	280	240		BOV 70
BOV 71	"The Mount" prison							BOV 71
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	0.8313	3	34	57	46		BOV 72
BOV 73	Kings Lane, Chipperfield	0.7861	3	32	54	43		BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	1	44	130	87		BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.033	3	83	140	112		BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.184	3	49	82	65		BOV 76

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
BOV1								Overcoming barriers to delivery
BOV2			M	M	M		No phasing period	The site is currently occupied by pigeon coops, as well as a sign manufacturer and assorted other sheds. There is also some car parking on the site. The site would be able to provide a small residential scheme of approximately 10 units. There will be planning constraints related to rights of light and overlooking from surrounding residential properties, also some development costs attributed to demolition of existing structures. There may be ownership issues on the site that would need to be resolved before development could commence.
BOV3			M	L	M		0-5 years	The site is currently back gardens to residential units. It would suit a low density housing scheme. There will be planning constraints related to rights of light and overlooking from surrounding residential properties
BOV4								
BOV5								
BOV6								
BOV7								
BOV8								
BOV9								
BOV10								
BOV11								
BOV12								
BOV13								
BOV14								
BOV15								
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BOV31								
BOV32								
BOV33								
BOV34								
BOV35								
BOV36								
BOV37								
BOV38								
BOV39								
BOV40								
BOV41			M-H	L-M	L-M		No phasing period	The site is currently the storage yard for a aggregate distribution business on the main High Street. The site would be capable of accommodating a small scale residential scheme of approximately 10 dwellings. There are likely to be planning issues regarding access, overlooking, rights of light and also ownership issues on the site. If the site were to come forward for development, it is likely to be attractive to a local developer.
BOV42								
BOV43			M-H	M	L		0-5 years	The site is currently the rear gardens of a residential property that borders the High Street. The site is incapable of providing more than one or two new residential units. However, developer interest exists.
BOV44			M	M-H	M		No phasing	Vacant office building on the high street with conversion potential. Adjoins existing residential. Development costs medium. Likely to be attractive to a local housebuilder. Developer intention/current use unknown.
BOV45								
BOV46			M	M	H		0-5 years	Planning permission granted
BOV47								

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								The site is currently open parking associated with a vacant two storey building behind a row of retail units on Bovington High Street. The site is a classic infill site and access would need to be improved before residential development could take place here. The site is likely to prove attractive to a local housebuilder, although development density would be constrained by rights of light and overlooking issues from surrounding properties.
BOV48			M-H	M	M		No phasing	
BOV49								
BOV50								
BOV51								
BOV52								
BOV53								
BOV54								
BOV55								
BOV56			M-H	M	L-M		No phasing	The site is currently a working garden centre and nursery. Access to the site is poor and would need to be improved before a residential scheme is conceived here. There may be planning issues as regards overlooking and rights to light from surrounding residential properties. Were the site Unclear whether developer intention currently exists, so moved to 'no phasing'.
BOV57								
BOV58								
BOV59			M-H	H	M-L		0-5 years	The site is currently Boxmoor House School. It is a mix of properties dating from different periods. Potential for some residential conversion on the site, along with demolition and rebuild of 1960's buildings to the rear. The site will be capable of providing a small scale residential scheme. Access would need to be improved and rights to light and overlooking issues from surrounding properties may be a problem. Potential policy concerns over the loss of a social/community use. Developer intention exists.

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BOV60			M	M-H	M		0-5 years	This site consists of garage courts in a residential area. All in DBC ownership, there is intention to develop.
BOV 61			M-H	L	M-H		6-10 years	The site is an open area of greenfield land adjoining the main A roads. The A41 to the north and existing residential detached properties to the west. The site would be capable of providing a small scale residential development, although planning issues might include noise nuisance from the A road and rights to light and overlooking issues from adjacent residential properties. Access would need to be improved as currently it is very poor. The site may interest a local or regional housebuilder. Developer intention exists.
BOV 62								
BOV 63								
BOV 64			M	L	M-H		0-5 years	This site is a small greenfield site located off Meadow Way. Development costs will be relatively low. Access is gained through the access path to the existing dwellings. Developer intention exists.
BOV 65								
BOV 66								
BOV 67								
BOV 68				L	H	M	0-5 years	Small plot in back garden. Access past existing house from road. Submitted by owner, developer intention exists.
BOV 69								
BOV 70				M-L	M	M-H	6-10 years	This is a large greenfield site on the edge of the existing urban area of Bovingdon. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Bovingdon, this would be an attractive site for a regional or national housebuilder.
BOV 71								
BOV 72				H	M-H	M-H	0-5 years	This is a large mansion-style house and grounds within the existing urban area of Chipperfield. It is unclear whether the existing property is listed or if there are heritage considerations. Depending on these, development might have to be a conversion rather than demolition and newbuild. Either way, there are development costs. Subject to these costs, this would be an attractive site for a regional or national housebuilder.

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BOV 73				L	M	M	0-5 years	This is a small greenfield site on the edge of the existing urban area of Chipperfield. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Chipperfield, this would be an attractive site for a regional or local housebuilder.
BOV 74				M			6-10 years	The site is two commercial premises, which would entail demolition costs. The site topography is difficult with a steep slope up away from the road. Were the site to come forward for development, it is likely that a regional housebuilder would develop the site into a medium-sized residential scheme, perhaps together with BOV 62. Developer intention exists.
BOV 75				L	M	M-H	0-5 years	This is a small greenfield site on the edge of the existing urban area of Felden in Hemel Hempstead. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Hemel, this would be an attractive site for a regional or local housebuilder.
BOV 76				L	M	M-H	0-5 years	This is a small greenfield site on the edge of the existing urban area of Felden in Hemel Hempstead. Development costs will be low and developer intention exists. Subject to planning policy considerations on greenfield extensions to Hemel, this would be an attractive site for a regional or local housebuilder.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BOV1	Farriers Close																BOV1
BOV2	Yew Tree Drive	0.22	3	U	N									9	15		BOV2
BOV3	Church Street	0.51	14	U	N	17	27										BOV3
BOV4	Newhouse Road																BOV4
BOV5	Hawkins Way																BOV5
BOV6	Dudley Close																BOV6
BOV7	St Lawrence Close																BOV7
BOV8	St Lawrence Close																BOV8
BOV9	High Street (31)																BOV9
BOV10	Granville Dean																BOV10
BOV11	St Lawrence Close																BOV11
BOV12	St Lawrence Close																BOV12
BOV13	St Lawrence Close																BOV13
BOV14	St Lawrence Close																BOV14
BOV15	Vicarage Lane																BOV15
BOV16	Old Dean																BOV16
BOV17	Hyde Meadows																BOV17
BOV18	Dean Field																BOV18
BOV19	Old Dean																BOV19
BOV20	Hyde Lane																BOV20
BOV21	Hyde Lane																BOV21
BOV22	Hamer Close																BOV22
BOV23	Hyde Meadows																BOV23
BOV24	Dinmore																BOV24
BOV25	Dinmore																BOV25
BOV26	Dinmore																BOV26
BOV27	Eastnor																BOV27
BOV28	Eastnor																BOV28
BOV29	Windsor Close																BOV29
BOV30	Windsor Close																BOV30
BOV31	Windsor Close																BOV31
BOV32	Lancaster Drive																BOV32
BOV33	Lancaster Drive																BOV33
BOV34	Howard Agne Close																BOV34
BOV35	Lancaster Drive																BOV35
BOV36	Green Lane																BOV36
BOV37	Nye Way																BOV37
BOV38	Nye Way																BOV38
BOV39	Nye Way																BOV39
BOV40	Green Lane																BOV40
BOV41	High Street	0.06	11	U	N									2	4		BOV41
BOV42	High Street																BOV42
BOV43	High Street/Old Dean	0.02	11	U	N	1	1										BOV43
BOV44	High Street, Chiltern House	0.01	1	U	N									0	1		BOV44
BOV45	High Street																BOV45
BOV46	High Street	0.15	N/A	U	N	14	14										BOV46
BOV47	High Street																BOV47
BOV48	High Street	0.09	11	U	N									3	7		BOV48
BOV49	Church Lane																BOV49
BOV50	Church Street																BOV50
BOV51	High Street																BOV51
BOV52	Duck Hall Farm																BOV52
BOV53	Land off Green Lane																BOV53

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BOV54	Land south east of Green Lane																BOV54
BOV55	Land south east of Green Lane - duplicate of BOV 54																BOV55
BOV56	Garden Scene Nursery, Chapel Croft	1.07	3	G	N									44	74		BOV56
BOV57	Land opposite Bowling Cottage																BOV57
BOV58	Land on north east side of Shantock Lane																BOV58
BOV59	Boxmoor House School	1.78	12	U	N	18	45										BOV59
BOV60	Nunfield, Chipperfield	0.06	3	U	N	2	4										BOV60
BOV 61	Hendelayk, Roughdownvillas Road, Hemel Hempstead	0.35	3	G	N			14	24								BOV 61
BOV 62	Former Friend at Hand pub site																BOV 62
BOV 63	Bourne End Lane, Bournes End																BOV 63
BOV 64	Open land, off Meadow Way, Hemel Hempstead	0.12	3	G	N	5	8										BOV 64
BOV 65	Bourne End Mills, Bourne End Lane																BOV 65
BOV 66	Shantock hall lane																BOV 66
BOV 67	Long Lane																BOV 67
BOV 68	"Gables" cottage, Long Lane	0.04	12	U	N	1	1										BOV 68
BOV 69	Middle Lane																BOV 69
BOV 70	Chesham Road	8.00	L	G	Y			200	280								BOV 70
BOV 71	"The Mount" prison																BOV 71
BOV 72	Chapel Court, off Chapel Croft, Chipperfield	0.83	3	U	N	34	57										BOV 72
BOV 73	Kings Lane, Chipperfield	0.79	3	G	N	32	54										BOV 73
BOV 74	London Road, Hemel Hempstead	1.08	1	U	N			44	130								BOV 74
BOV 75	Off Sheethanger Lane, Hemel Hempstead	2.03	3	G	N	83	140										BOV 75
BOV 76	Off Featherbed Lane, Hemel Hempstead	1.18	3	G	N	49	82										BOV 76
					Total Urban	87	149	44	130	0	0	0	0	15	27		
					Total Greenfield	169	284	214	304	0	0	0	0	44	74		
					Total >5ha	0	0	200	280	0	0	0	0	0	0		
					Total	256	434	259	434	0	0	0	0	59	101		

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 Glededale.	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			

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					
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			

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					
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

Site Ref.	Availability		Achievability				Deliverability / Developability	
	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+)	Overcoming barriers to delivery
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								

Boxmoor Ward

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								

Boxmoor Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	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
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	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		

Chaulden 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					
CHA1	Youngfield Road	garage courts	surrounded by residential, enclosed site		R			Garage courts in good condition. Retain parking use	CHA1			
CHA2	Briarcliff	green space	surrounded by residential, school and open space.		R			Retain amenity value	CHA2			
CHA3	Ripley Way	garage courts	quite large site, surrounded by residential and near to open space		R			Garage courts in good condition. Retain parking use	CHA3			
CHA4	Newlands Road	garage courts	surrounded by residential, near to open space, enclosed site		R			Garage courts in good condition. Retain parking use	CHA4			
CHA5	Middle Hill	garage courts	quite large site with open space frontage, surrounded by open space and residential		R			Garage courts in good condition. Retain parking use	CHA5			
CHA6	Sidford Close	garage courts	surrounded by residential, road frontage		R			Garage courts in good condition. Retain parking use	CHA6			
CHA7	Small Acre	garage courts	large site with some road frontage. Near to open space		R			Garage courts in good condition. Retain parking use	CHA7			
CHA8	Valleyside	garage courts	end site, surrounded by residential, close to open space		R			Garage courts in good condition. Retain parking use	CHA8			
CHA9	Leggefield Terrace	garage courts	large site with good road frontage. Surrounded by residential and close to open space		R			Garage courts in good condition. Retain parking use	CHA9			
CHA10	Ravensdell	garage courts	small, enclosed site surrounded by residential, close to open space		R			Garage courts in good condition. Retain parking use	CHA10			
CHA11	off Long Chaulden (212)	garage courts	small, enclosed site surrounded by residential. Close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA11			
CHA12	Broom Hill	garage courts	relatively large site, surrounded by residential, close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA12			
CHA13	Jocketts Road	garage courts	large site surrounded by residential, close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA13			
CHA14	White Hill	garage courts	small, enclosed site, close to open space, linked to rear gardens		R			Garage courts in good condition. Retain parking use	CHA14			
CHA15	Upper Sales	green space & rear gardens	surrounded by residential and allotment gardens.		R			Site size/access issue.	CHA15			
CHA16	Lower Sales	garage courts	Surrounded by residential and allotment gardens.		R			Garage courts in good condition. Retain parking use	CHA16			
CHA17	off Chaulden House Gardens (89)	garage courts	surrounded by residential and open space		R			Garage courts in good condition. Retain parking use	CHA17			
CHA18	off Chaulden House Gardens (77)	garage courts & PCT Dacorum Head Office	surrounded by residential and open space. Large area.		R			Parking associated with community use	CHA18			

Chaulden 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					
CHA19	off Chaulden House Gardens (57)	garage courts	surrounded by residential, potential to link with CHA21		R			Garage courts in good condition. Retain parking use	CHA19			
CHA20	off Chaulden House Gardens (25)	garage courts			R			Garage courts in good condition. Retain parking use	CHA20			
CHA21	Pixies Hill Crescent	garage courts and rear gardens	surrounded by residential. Near to school and local centre- see also CHA 19, 20 and 21		R			The rear gardens in good condition. Retain gardens and parking space	CHA21			
CHA22	Chaulden Terrace	garage courts	large site, enclosed by residential, close to local centre and open space		R			Retain parking use	CHA22			
CHA23	Hazeldell Road	garage courts	small site, enclosed by residential		R			Garage courts in good condition. Retain parking use	CHA23			
CHA24	School Row	church, hall, residential units	large site next to local centre. Surrounded by residential and open space		R			NLUD identified. Previous application for 20 units not implemented. Church have now indicated that they do not wish to pursue development	CHA24			
CHA25	off Long Chaulden (56)	works	looks unused. surrounded by NLUD identified site, school, local centre and residential.	0.013	A			Could be suitable for mixed-use development	CHA25		U	N
CHA26	Long Chaulden	centre car park	well used		R			Retain parking use	CHA26			
CHA27	off Long Chaulden (58)	rear of co-op			R			Part of supermarket	CHA27			
CHA28	Pouchen End		Number of units not specified. Strategic release. Some overlap with former draft DBLP site and H/h62, 67a and 67b.	52.54	A			Site promoted by Rapleys on behalf of Barratts Strategic and Taylor Wimpey. Developer intention exists.	CHA28		G	Y
CHA29	Land at Pouchen End Farm		Overlaps with H/h62 and H/h67b sites.		R			Merged into CHA28	CHA29		G	Y
CHA30	Land at Fields End Farm	Housing including possible local centre (community hall, surgery and shops)	Residential area of 10.33 Ha providing 450 units (45 dph). Same site as H/h67a.		R			Merged into CHA28	CHA30		G	Y
CHA31	Land at Chaulden Lane			1.33	A			HCC are owners, Vincent and Gorbing are agents/promoters.	CHA31		G	N
CHA32	Pixies Hill Primary School, Hazeldell Road	School	47 units (27 if limited to footprint of school (0.67 Ha)).		R			HCC are owners, Vincent and Gorbing are agents/promoters. Closure not approved by school adjudicator. Site no longer available for residential.	CHA32			
CHA33	Land at Pouchen End Farm				R			Within CHA 28, and merged into it.	CHA33			

Chaulden Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
CHA34	Chaulden lane	open land			R			Duplicate of CHA 31	CHA34			

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
CHA1																		
CHA2																		
CHA3																		
CHA4																		
CHA5																		
CHA6																		
CHA7																		
CHA8																		
CHA9																		
CHA10																		
CHA11																		
CHA12																		
CHA13																		
CHA14																		
CHA15																		
CHA16																		
CHA17																		
CHA18																		
CHA19																		
CHA20																		
CHA21																		
CHA22																		
CHA23																		
CHA24																		
CHA25					√				Site in a local centre and a shopping area in a local centre.									
CHA26																		
CHA27																		
CHA28	√								Site is in green belt.					√				TPOs along edge of site.
CHA29																		
CHA30																		
CHA31	√								Site is in green belt.									
CHA32																		
CHA33																		
CHA34																		

Chaulden Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CHA1	Youngfield Road							CHA1
CHA2	Briarcliff							CHA2
CHA3	Ripley Way							CHA3
CHA4	Newlands Road							CHA4
CHA5	Middle Hill							CHA5
CHA6	Sidford Close							CHA6
CHA7	Small Acre							CHA7
CHA8	Valleyside							CHA8
CHA9	Leggefield Terrace							CHA9
CHA10	Ravensdell							CHA10
CHA11	off Long Chaulden (212)							CHA11
CHA12	Broom Hill							CHA12
CHA13	Jocketts Road							CHA13
CHA14	White Hill							CHA14
CHA15	Upper Sales							CHA15
CHA16	Lower Sales							CHA16
CHA17	off Chaulden House Gardens (89)							CHA17
CHA18	off Chaulden House Gardens (77)							CHA18
CHA19	off Chaulden House Gardens (57)							CHA19
CHA20	off Chaulden House Gardens (25)							CHA20
CHA21	Pixies Hill Crescent							CHA21
CHA22	Chaulden Terrace							CHA22
CHA23	Hazeldell Road							CHA23
CHA24	School Row							CHA24
CHA25	off Long Chaulden (56)	0.01	19	1	2	1		CHA25
CHA26	Long Chaulden							CHA26
CHA27	off Long Chaulden (58)							CHA27
CHA28	Pouchen End	52.54	L	1051	1576	1314		CHA28
CHA29	Land at Pouchen End Farm							CHA29
CHA30	Land at Fields End Farm							CHA30
CHA31	Land at Chaulden Lane	1.33	12	13	33	23		CHA31
CHA32	Pixies Hill Primary School, Hazeldell Road							CHA32
CHA33	Land at Pouchen End Farm							CHA33
CHA34	Chaulden lane							CHA34

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
CHA1								Overcoming barriers to delivery
CHA2								
CHA3								
CHA4								
CHA5								
CHA6								
CHA7								
CHA8								
CHA9								
CHA10								
CHA11								
CHA12								
CHA13								
CHA14								
CHA15								
CHA16								
CHA17								
CHA18								
CHA19								
CHA20								
CHA21								
CHA22								
CHA23								
CHA24								
CHA25			M	M	M		No phasing period	The site is currently a storage garage and open car parking behind a parade of shops in a residential area. The site is small, constrained and would only be able to accommodate one or two new residential dwellings, possibly a flatted block. The site is suitable for mixed-use development as it is situated within a small retail centre. The site may prove attractive to local housebuilder. Owner's intention unknown.
CHA26								
CHA27								

Chaulden Ward

CHA28			M-H	L	M		6-10 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Comprehensive approach to bringing the site forward is being promoted by landowners.
CHA29								
CHA30								
CHA31			M-H	L	M		6- 10 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Site only likely to come forward as part of comprehensive development with site CHA28. Developer intention exists.
CHA32								
CHA33								
CHA34								

Chaulden Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CHA1	Youngfield Road																CHA1
CHA2	Briarcliff																CHA2
CHA3	Ripley Way																CHA3
CHA4	Newlands Road																CHA4
CHA5	Middle Hill																CHA5
CHA6	Sidford Close																CHA6
CHA7	Small Acre																CHA7
CHA8	Valleyside																CHA8
CHA9	Leggefield Terrace																CHA9
CHA10	Ravensdell																CHA10
CHA11	off Long Chaulden (212)																CHA11
CHA12	Broom Hill																CHA12
CHA13	Jocketts Road																CHA13
CHA14	White Hill																CHA14
CHA15	Upper Sales																CHA15
CHA16	Lower Sales																CHA16
CHA17	off Chaulden House Gardens (89)																CHA17
CHA18	off Chaulden House Gardens (77)																CHA18
CHA19	off Chaulden House Gardens (57)																CHA19
CHA20	off Chaulden House Gardens (25)																CHA20
CHA21	Pixies Hill Crescent																CHA21
CHA22	Chaulden Terrace																CHA22
CHA23	Hazeldell Road																CHA23
CHA24	School Row																CHA24
CHA25	off Long Chaulden (56)	0.013	19	U	N									1	2		CHA25
CHA26	Long Chaulden																CHA26
CHA27	off Long Chaulden (58)																CHA27
CHA28	Pouchen End	52.54	L	G	Y			400	400	400	400	251	776				CHA28
CHA29	Land at Pouchen End Farm																CHA29
CHA30	Land at Fields End Farm																CHA30
CHA31	Land at Chaulden Lane	1.33	12	G	N			13	33								CHA31
CHA32	Pixies Hill Primary School, Hazeldell Road																CHA32
CHA33	Land at Pouchen End Farm																CHA33
CHA34	Chaulden lane																CHA34
					Total Urban	0	0	0	0	0	0	0	0	1	2		
					Total Greenfield	0	0	413	433	400	400	251	776	0	0		
					Total >5ha	0	0	400	400	400	400	251	776	0	0		
					Total	0	0	413	433	400	400	251	776	1	2		

Corner Hall 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					
CH1	Charlesworth Close	garage courts	surrounded by residential, close to main town		R			In average/good condition. Retain for parking use	CH1			
CH2	Bevan Close	garage courts and rear gardens	surrounded by residential, close to main town. Could not access gardens		R			Access issues and retain garage courts for parking use	CH2			
CH3	Fern Drive	garage courts	surrounded by residential, close to open space and main centre		R			In average/good condition. Retain for parking use	CH3			
CH4	Fern Drive	garage courts	large site surrounded by residential, close to open space and main centre		R			In average/good condition. Retain for parking use	CH4			
CH5	Burnet Close	garage courts	quite large site, fronting to open space, adjacent to pathway linking surrounding area		R			In average/good condition. Retain for parking use	CH5			
CH6	Crabtree Lane	garage courts and rear gardens	large site, close to local shops		R			In average/good condition. Retain for parking use	CH6			
CH7	Talbot Court	garage courts and rear gardens	very large site, close to open space, employment and main centre		R			In average/good condition. Retain for parking use	CH7			
CH8	Johnson Court	rear gardens	large site, access could easily be provided through Johnson Court		R			Retain rear gardens. Some completed schemes.	CH8			
CH9	Dowling Court	garage and rear gardens	active garage in residential area		R			In average/good condition. Retain for parking use	CH9			
CH10	Lawn Lane	Church	site with good setting and road frontage, close to open space and residential areas. Church looks inactive		R			Retain community facility.	CH10			
CH11	Ivory Court	garage courts	large site surrounded by residential		R			In average/good condition. Retain for parking use	CH11			
CH12	Royal Court	garage courts	small site surrounded by residential		R			In average/good condition. Retain for parking use	CH12			
CH13	Katherine Close	garage courts	good end site surrounded by residential		R			In average/good condition. Retain for parking use. Also needed for access to adjacent properties	CH13			
CH14	Newell Road	residential unit under construction	quite large site, surrounded by residential, backgardens		R			Built out	CH14			
CH15	St Albans Hill	garage	good access to main road, current uses in need of some investment	0.326	A				CH15		U	N
CH16	Deaconsfield Road	rear gardens, garage courts and car sales	Garage courts in poor repair, graffiti and dumping present. Pathways connecting surrounding areas	0.108	R			Retain garage courts for parking use	CH16			
CH16a	Deaconsfield Road	rear gardens		0.68	A			planning applications in, some at appeal. Backlands site retained due genuine developer interest and activity.	CH16a	Various applications submitted over time. Some completed schemes.	U	N

Corner Hall 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					
CH17	Jennings Way	vacant green space, hedging	small site, surrounded by residential and open land. Dense and overgrown		R			Protected open space	CH17			
CH18	Sempill Road	garage courts and rear gardens		0.305	A			Pre-application discussions	CH18		U	N
CH19	Lime Walk	garage courts	surrounded by residential, close to open land.some empty garage courts. Opportunity to reduce garage courts and gain housing space		R			In average/good condition. Retain for parking use	CH19			
CH20	Langley Avenue	garage courts	decent sized site surrounded by residential, close to open land, pathways going through. Evidence of use of the courts		R			In average/good condition. Retain for parking use	CH20			
CH21	Langley Avenue	garage courts and corner site	green space with trees, garage courts in good condition		R			Quality green space & mature trees on site, garage court in active use	CH21			
CH22	Belmont Road	Bungalow	prime frontage site, near to main road		R			There would be no net unit gain from developing this site- design case study suggests 1 existing resi unit would be replaced by another	CH22			
CH23	Lawn Lane	substation and rear gardens	good location, close to Hemel, main roads, employment and open space. Large site, access could be easily provided through substation site. Inaccessible on site visit		R			Movement of substation unviable and retain gardens	CH23			
CH24	St Albans Road	Telephone exchange and other office buildings	good location, large site, close to town centre, residential, employment and open land	0.899	A			Edge of site in flood zones 2 and 3a.	CH24	Part of site subject to developer discussion.	U	N
CH25	Cedar Walk	rear of commercial units			R			Merged into CH24	CH25			
CH26	Old Crabtree Lane	Jarman Centre	actively used, large site		R			Retain community facilities.	CH26			
CH27	Old Crabtree Lane	Mountbatten Lodge	active hospital		R			Retain community facilities.	CH27			
CH28	Lawn Lane	Derelict retail units	good location close to Hemel Hempstead town centre	0.024	A			Edge of site in flood zones 2 and 3a.	CH28		U	N
CH29	Lawn Lane	rear of commercial units	overgrown garden and shed, potential for infilling with housing	0.032	A			Edge of site in flood zones 2 and 3a.	CH29		U	N
CH30	Dowling Court	Back gardens and backlands		0.505	A			current planning applications coming in on some sites, so genuine developer interest exists.	CH30		U	N
CH31	Land r/o Simmonds Rise and Bassil Road	Back gardens			R			Retain back gardens- no evidence of developer interest	CH31		U	N

Corner Hall Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
CH32	Two Waters Road	Filling Station		0.135	A			Site owned by First London Investment Group and is being promoted by Planning and Regeneration and Cllr Alan Anderson. Original interest in a mixed employment/residential development.	CH 32		U	N
CH33	Jarman Park	Open space			R			Site rejected in order to maintain amenity space.	CH 33			

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
CH1																			
CH2																			
CH3																			
CH4																			
CH5																			
CH6																			
CH7																			
CH8																			
CH9																			
CH10																			
CH11																			
CH12																			
CH13																			
CH14																			
CH15																√			Some access issues.
CH16																			
CH16a													√						3 TPOs on western and eastern edges of site.
CH17																			
CH18						√			Site partially on open space.										
CH19																			
CH20																			
CH21																			
CH22																			
CH23																			
CH24					√				In local centre. Close to General Employment Area.	√									Site within flood zones 2 and 3a.
CH25																			
CH26																			
CH27																			
CH28				√					In General Employment Area.	√									Site within flood zones 2 and 3a.
CH29				√					In General Employment Area.	√									Site within flood zones 2 and 3a.

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	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
CH30						√		Site partially on open space.										
CH31								(no designations)										
CH32				√				In General Employment Area.	√									Flood zone 3b on edge of site.

Corner Hall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
CH1	Charlesworth Close							CH1
CH2	Bevan Close							CH2
CH3	Fern Drive							CH3
CH4	Fern Drive							CH4
CH5	Burnet Close							CH5
CH6	Crabtree Lane							CH6
CH7	Talbot Court							CH7
CH8	Johnson Court							CH8
CH9	Dowling Court							CH9
CH10	Lawn Lane							CH10
CH11	Ivory Court							CH11
CH12	Royal Court							CH12
CH13	Katherine Close							CH13
CH14	Newell Road							CH14
CH15	St Albans Hill	0.326	19	15	59	37		CH15
CH16	Deaconsfield Road							CH16
CH16a	Deaconsfield Road	0.68	5	26	43	34		CH16a
CH17	Jennings Way							CH17
CH18	Sempill Road	0.305	11	11	22	17		CH18
CH19	Lime Walk							CH19
CH20	Langley Avenue							CH20
CH21	Langley Avenue							CH21
CH22	Belmont Road							CH22
CH23	Lawn Lane							CH23
CH24	St Albans Road	0.899	2	31	55	43		CH24
CH25	Cedar Walk							CH25
CH26	Old Crabtree Lane							CH26
CH27	Old Crabtree Lane							CH27
CH28	Lawn Lane	0.024	9	1	2	2		CH28
CH29	Lawn Lane	0.032	9	1	3	2		CH29
CH30	Dowling Court	0.505	5	19	32	26		CH30
CH31	Land r/o Simmonds Rise and Bassil Road							CH31
CH32	Two Waters Road	0.135	7	9	14	11		CH32

Site Ref.	Availability		Achievability				Deliverability / Developability	
	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+)	
CH1								
CH2								
CH3								
CH4								
CH5								
CH6								
CH7								
CH8								
CH9								
CH10								
CH11								
CH12								
CH13								
CH14								
CH15			M-L	M	M-L		No phasing period	Site is currently an operational garage and vacant land to the rear in a residential area. Constraints to development include possible land assembly issues around potentially multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. A local or regional house builder may be interested. Developer intention is unknown.
CH16								
CH16a			M-L	M	M-L		0-5 years	Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest, coming forward bit by bit rather than comprehensively.
CH17								

Corner Hall Ward

								Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest exists.
CH18			M-L	M	M-L		0-5 years	
CH19								
CH20								
CH21								
CH22								
CH23								
								Site is currently one six storey and one 4 storey office block. Site is in a prominent town centre location and is close to local transport links. Site is large enough to be able to accommodate a small to medium scale residential scheme of flatted development. Town centre apartments might be the most appropriate use here. There is likely to be significant development cost associated with demolition of the existing building and there are likely to be rights to light and overlooking issues from surrounding properties. There may also be noise nuisance from nearby main roads. Developer interest exists.
CH24			M	H	M-L		6-10 years	
CH25								
CH26								
CH27								
								Site is currently a retail unit with residential apartments above, in a dilapidated state. Were the site to come forward for development, access would need to be improved and demolition of the property completed. Site is close to town centre and good road links. May be of interest to a local developer. Developer intention unknown.
CH28			M-L	M-H	M		No phasing period	
								Site currently encompasses a road front retail premises and rear car parking. Building is up for sale with Reith Melhuish as freehold sale. Were the site to come forward for development, access to the main road would need to be improved. May be of interest to a local housebuilder.
CH29			M-L	M	M		0-5 years	

Corner Hall Ward

								Site is currently the rear gardens and garage provision of a row of semi detached properties. Constraints to development include land assembly issues around multiple ownerships on site, as well as access issues and rights to light and overlooking from surrounding properties. Local or regional house builder may be interested. Developer interest, coming forward bit by bit rather than comprehensively.
CH30			M-L	M	M-L		0-5 years	
CH31								
CH32			M	M	M-H		0-5 years	Site currently encompasses a filling station on a corner site. Developer intention exists. May be of interest to a local housebuilder. May be policy objections to housing in a General Employment Area.

Corner Hall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
CH1	Charlesworth Close																CH1
CH2	Bevan Close																CH2
CH3	Fern Drive																CH3
CH4	Fern Drive																CH4
CH5	Burnet Close																CH5
CH6	Crabtree Lane																CH6
CH7	Talbot Court																CH7
CH8	Johnson Court																CH8
CH9	Dowling Court																CH9
CH10	Lawn Lane																CH10
CH11	Ivory Court																CH11
CH12	Royal Court																CH12
CH13	Katherine Close																CH13
CH14	Newell Road																CH14
CH15	St Albans Hill	0.326	19	U	N									15	59		CH15
CH16	Deaconsfield Road																CH16
CH16a	Deaconsfield Road	0.68	5	U	N	26	43										CH16a
CH17	Jennings Way																CH17
CH18	Sempill Road	0.305	11	U	N	11	22										CH18
CH19	Lime Walk																CH19
CH20	Langley Avenue																CH20
CH21	Langley Avenue																CH21
CH22	Belmont Road																CH22
CH23	Lawn Lane																CH23
CH24	St Albans Road	0.899	2	U	N			31	55								CH24
CH25	Cedar Walk																CH25
CH26	Old Crabtree Lane																CH26
CH27	Old Crabtree Lane																CH27
CH28	Lawn Lane	0.024	9	U	N									1	2		CH28
CH29	Lawn Lane	0.032	9	U	N	1	3										CH29
CH30	Dowling Court	0.505	5	U	N	19	32										CH30
CH31	Land r/o Simmonds Rise and Bassil Road																CH31
CH32	Two Waters Road	0.135	7	U	N	9	14										CH32
					Total Urban	66	114	31	55	0	0	0	0	16	61		
					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	66	114	31	55	0	0	0	0	16	61		

Gadebridge 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					
GAD1	Housewood End	garage courts	large site with frontage to open space. surrounded by residential and open space, good access to main roads		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD1			
GAD2	Marlins Turn	garage courts	large site with frontage to open space, and pathway to surrounding housing areas. Good access to main road. A little evidence of dumping		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD2			
GAD3	Marlins Turn	garage courts	large site. Good access to main road. Surrounded by residential areas		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD3			
GAD4	Fennycroft Road	garage works and car sales	large site within local centre, surrounded by residential and shops	0.089	A			close to local centre and garage in some disrepair	GAD4		U	N
GAD5	Hetchleys	garage courts	surrounded by residential and open space with pathways linking with surrounds. Good frontage to open space		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD5			
GAD6	Middleknights Hill	garage courts	large site surrounded by residential. Close to local centre		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD6			
GAD7	Howards Drive/Cherry Orchard	green space	green space with trees surrounded by residential		R			Amenity, overlooking and tree issues. Site rejected in order to retain amenity space.	GAD7			
GAD8	Howards Drive	garage courts	surrounded by residential		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD8			
GAD9	off Fennycroft Road (240)	garage courts	surrounded by residential and open space, pathway linking with residential area. Some evidence of graffiti. Good frontage to open space		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD9			
GAD10	off Fennycroft Road (158)	garage courts	good frontage to open space and road, surrounded by residential and open space. Good access to local centre.		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD10			
GAD11	off Fennycroft Road (81)	garage courts and parking	large site with good access to local centre. surrounded by residential and local centre.		R			In average/good condition & evidence of use. Site rejected in order to retain garage courts and parking facilities.	GAD11			
GAD12	Robbs Close	garage courts	surrounded by residential		R			In average/good condition and actively used. Site rejected in order to retain garage courts.	GAD12			
GAD13	Cherry Orchard/Chasden Road	green and unused space	good road frontage, surrounded by residential		R			Amenity open space. Site rejected in order to retain amenity.	GAD13			

Gadebridge 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					
GAD14	off Cherry Orchard (2)	garage courts	surrounded by residential		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD14			
GAD15	off Cherry Orchard (61)	garage courts	surrounded by residential and open space		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD15			
GAD16	off Howard Drive (15)	garage courts & parking	large site with easy access to local centre. Surrounded by residential		R			In good condition & evidence of use. Site rejected in order to retain garage courts and parking facilities.	GAD16			
GAD17	off Galley Hill (360)	garage courts	surrounded by residential, church and open space. Good access to local centre		R			In good condition & evidence of use. Site rejected in order to retain garage courts.	GAD17			
GAD18	Galley Hill	Baptist Church and Hall	surrounded by residential and open space		R			Retain community use .	GAD18			
GAD19	off Spring Lane (210)	garage courts	large site with good frontage to open space and road. Surrounded by residential		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD19			
GAD20	Wellcroft	garage courts	surrounded by school, residential and open space		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD20			
GAD21	Catkin Close	garage courts	surrounded by school and residential		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD21			
GAD22	Saffron Lane	garage courts	surrounded by residential, open space and main road.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD22			
GAD23	Butts End	garage courts	surrounded by residential and open space.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD23			
GAD24	Coles Hill	garage courts	some empty. Graffiti present. surrounded by residential and open space		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD24			
GAD25	Pudding Lane (East & West)	garage courts	surrounded by residential and open space. Good frontage to open space.		R			In average condition, in use. Site rejected in order to retain garage courts.	GAD25			
GAD26	off Gadebridge Road (175)	garage courts	large site surrounded by residential, open space and local centre.some empty. Good frontage to open space.		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD26			
GAD27	off Gadebridge Road (11)	garage courts	surrounded by residential, school and open land. Some empty. Good frontage to open space		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD27			
GAD28	Long Arrotts	garage courts	surrounded by residential, hall and open space		R			Most of the courts are in average/good condition. Site rejected in order to retain garage courts.	GAD28			

Gadebridge 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					
GAD29	Manscroft Road	Scout Hut	surrounded by residential and gardens/ large site, potential to extend to rear garden. Good access to local centre		R			Retain community use .	GAD29			
GAD30	Aspfield Row	garage courts	surrounded by residential		R			Most of the courts in good condition & evidence of use. Site rejected in order to retain garage courts.	GAD30			
GAD31	Wood View	garage courts and parking	large site surrounded by residential and open space. Good frontage to open space. Some garage courts in poor repair		R			Most of the courts are in average/good condition. Possible parking issue. Site rejected in order to retain garage courts and parking facilities.	GAD31			
GAD32	Sleets End	garage courts	surrounded by residential		R			most in poor repair. Site rejected in order to retain garage courts.	GAD32			
GAD33	Manscroft Road	garage courts	surrounded by residential		R			in average/poor condition. Site rejected in order to retain garage courts.	GAD33			
GAD34	Minstrel Close/ Bards Corner	dense hedging	surrounded by residential, pathway running adjacent to site linking surrounding areas		R			Site rejected to retain amenity space.	GAD34			
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring	green space	surrounded by residential		R			Amenity and tree issues.	GAD35			
GAD36	Cocks Vennel	garage courts	surrounded by residential area with pathways linking. Good access to main road		R			Site rejected to retain garage courts.	GAD36			
GAD37	Fennycroft Road	Car Park	surrounded by local centre and residential, busy car park		R			centre parking - busy well used and overlooking issues	GAD37			
GAD38	The Nokes	garage courts	within local centre. In average/good condition		R			good condition. Site rejected to retain garage courts.	GAD38			
GAD39	The Nokes	Builders Offices, youth club, photographic office	within local centre, not a lot of activity. Good potential for housing, good access	0.054	A			in general disrepair - potential for mixed use flats above	GAD39		U	N
GAD40	Galley Hill	Car Park outside shopping			R			Need to retain local centre car parking	GAD40			
GAD41	West Herts College - duplicate of HHC 77	Housing	Playing fields north of Gadebridge Lane / south of Link Road		R			duplicate of HHC 77	GAD41			
GAD42	Gadebridge North	playing fields	Two reps submitted. One direct from HCC and one via V and G.	10.73	A			HCC are the owner and Vincent and Gorbing are the agent/promoters	GAD42		G	Y
GAD43	Land at Gadebridge North	Farmland.	David Lock Associates submitted.	54	A			Fairfield Partnership are owners. David Lock Associates are the agents/promoters. Planned for housing, primary school, local centre and open space.	GAD43		G	Y

Gadebridge Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
GAD44	The Nokes	Garage Courts	High Town is Agent	0.056	A			DBC are owners, High Town are agents/promoters. Site is for affordable housing.	GAD44		U	N
GAD45	Picotts End pumping station	Pumping station			R	Green Belt		Site is well outside and detached from any urban area and facilities. Fails on all greenfield and Green Belt criteria, including PPG2	GAD45			

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
GAD1																		
GAD2																		
GAD3																		
GAD4				√					Site is in a local centre.									
GAD5																		
GAD6																		
GAD7																		
GAD8																		
GAD9																		
GAD10																		
GAD11																		
GAD12																		
GAD13																		
GAD14																		
GAD15																		
GAD16																		
GAD17																		
GAD18																		
GAD19																		
GAD20																		
GAD21																		
GAD22																		
GAD23																		
GAD24																		
GAD25																		
GAD26																		
GAD27																		
GAD28																		
GAD29																		
GAD30																		
GAD31																		
GAD32																		
GAD33																		
GAD34																		
GAD35																		
GAD36																		

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
GAD37																			
GAD38																			
GAD39					√				Site is in a local centre.										
GAD40																			
GAD41																			
GAD42	√					√			Site is in green belt. Open space on edge of site.	√									Wildlife sites are adjacent to site.
GAD43	√	√	√			√			Site is in green belt. In Little Heath Uplands Character Area. Open space and open land on edge of site.	√					√				Wildlife site in the site. Public right of way running through site.
GAD44					√				Site is in a local centre.										
GAD45																			

Gadebridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GAD1	Housewood End							GAD1
GAD2	Marlins Turn							GAD2
GAD3	Marlins Turn							GAD3
GAD4	Fennycroft Road	0.089	19	4	16	10		GAD4
GAD5	Hetchleys							GAD5
GAD6	Middleknight's Hill							GAD6
GAD7	Howards Drive/Cherry Orchard							GAD7
GAD8	Howards Drive							GAD8
GAD9	off Fennycroft Road (240)							GAD9
GAD10	off Fennycroft Road (158)							GAD10
GAD11	off Fennycroft Road (81)							GAD11
GAD12	Robbs Close							GAD12
GAD13	Cherry Orchard/Chasden Road							GAD13
GAD14	off Cherry Orchard (2)							GAD14
GAD15	off Cherry Orchard (61)							GAD15
GAD16	off Howard Drive (15)							GAD16
GAD17	off Galley Hill (360)							GAD17
GAD18	Galley Hill							GAD18
GAD19	off Spring Lane (210)							GAD19
GAD20	Wellcroft							GAD20
GAD21	Catkin Close							GAD21
GAD22	Saffron Lane							GAD22
GAD23	Butts End							GAD23
GAD24	Coles Hill							GAD24
GAD25	Pudding Lane (East & West)							GAD25
GAD26	off Gadebridge Road (175)							GAD26
GAD27	off Gadebridge Road (11)							GAD27
GAD28	Long Arrotts							GAD28
GAD29	Manscroft Road							GAD29
GAD30	Aspfield Row							GAD30
GAD31	Wood View							GAD31
GAD32	Sleets End							GAD32
GAD33	Manscroft Road							GAD33
GAD34	Minstrel Close/ Bards Corner							GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring							GAD35
GAD36	Cocks Vennel							GAD36
GAD37	Fennycroft Road							GAD37
GAD38	The Nokes							GAD38
GAD39	The Nokes	0.054	5	2	3	3		GAD39
GAD40	Galley Hill							GAD40
GAD41	West Herts College -duplicate of HHC 77							GAD41
GAD42	Gadebridge North	10.73	L	215	322	268		GAD42
GAD43	Land at Gadebridge North	54	L	1080	1620	1350		GAD43
GAD44	The Nokes	0.056	9	2	5	4		GAD44
GAD45	Picotts End pumping station							GAD45

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+)	
GAD1								
GAD2								
GAD3								
GAD4			M-L	H	M		No phasing period	The site is currently a car showroom, Marlow Cars and associated MOT centre. Likely to be constraints on relocation of existing building and also rights to light and overlooking issues from surrounding residential properties. Were the site to come forward, land would need to be remediated given current MOT uses and the site would be capable of providing a small scale residential scheme of potentially flatted development. The site may prove attractive to a local housebuilder. Developer intention unknown.
GAD5								
GAD6								
GAD7								
GAD8								
GAD9								
GAD10								
GAD11								
GAD12								
GAD13								
GAD14								
GAD15								
GAD16								
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GAD33								
GAD34								
GAD35								
GAD36								
GAD37								

Gadebridge Ward

GAD38								
GAD39			L-M	M	M		No phasing period	The site is currently a row of A1 retail units, single storey behind a small shopping parade. A number of issues associated with bringing the site forward for residential development, namely multiple ownerships on the site, also loss of employment and retail amenity. Were the site to come forward, it would be likely to provide a small scale scheme of residential development, potentially flattened. Access would need to be improved. The site may prove attractive to a local housebuilder. Developer intention unknown.
GAD40								
GAD41								
GAD42			M-H	L	M		11-15 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Developer intention exists.
GAD43			M-H	L	M		6-10 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. Developer intention exists.
GAD44			M-L	M	M		0-5 years	The site is currently a row of garages around a paved forecourt. Likely to be some development costs associated with demolition of existing structures. The site may prove attractive to a local housebuilder. Access to the site would need to be improved. Developer intention exists.
GAD45								

Gadebridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
GAD1	Housewood End																GAD1
GAD2	Marlins Turn																GAD2
GAD3	Marlins Turn																GAD3
GAD4	Fennycroft Road	0.089	19	U	N									4	16		GAD4
GAD5	Hetchleys																GAD5
GAD6	Middleknights Hill																GAD6
GAD7	Howards Drive/Cherry Orchard																GAD7
GAD8	Howards Drive																GAD8
GAD9	off Fennycroft Road (240)																GAD9
GAD10	off Fennycroft Road (158)																GAD10
GAD11	off Fennycroft Road (81)																GAD11
GAD12	Robbs Close																GAD12
GAD13	Cherry Orchard/Chasden Road																GAD13
GAD14	off Cherry Orchard (2)																GAD14
GAD15	off Cherry Orchard (61)																GAD15
GAD16	off Howard Drive (15)																GAD16
GAD17	off Galley Hill (360)																GAD17
GAD18	Galley Hill																GAD18
GAD19	off Spring Lane (210)																GAD19
GAD20	Wellcroft																GAD20
GAD21	Catkin Close																GAD21
GAD22	Saffron Lane																GAD22
GAD23	Butts End																GAD23
GAD24	Coles Hill																GAD24
GAD25	Pudding Lane (East & West)																GAD25
GAD26	off Gadebridge Road (175)																GAD26
GAD27	off Gadebridge Road (11)																GAD27
GAD28	Long Arrotts																GAD28
GAD29	Manscroft Road																GAD29
GAD30	Aspfield Row																GAD30
GAD31	Wood View																GAD31
GAD32	Sleets End																GAD32
GAD33	Manscroft Road																GAD33
GAD34	Minstrel Close/ Bards Corner																GAD34
GAD35	Trouvere Park/ Lyrical Way/ Pierian Spring																GAD35
GAD36	Cocks Vennel																GAD36
GAD37	Fennycroft Road																GAD37
GAD38	The Nokes																GAD38
GAD39	The Nokes	0.054	5	U	N									2	3		GAD39
GAD40	Galley Hill																GAD40
GAD41	West Herts College -duplicate of HHC 77																GAD41
GAD42	Gadebridge North	10.73	L	G	Y					215	322						GAD42
GAD43	Land at Gadebridge North	54	L	G	Y			400	400	400	400	280	820				GAD43
GAD44	The Nokes	0.056	9	U	N	2	5										GAD44
GAD45	Picotts End pumping station																GAD45
					Total Urban	2	5	0	0	0	0	0	0	6	19		
					Total Greenfield	0	0	400	400	615	722	280	820	0	0		

Gadebridge Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
					Total >5ha	0	0	400	400	615	722	280	820	0	0		
					Total	2	5	400	400	615	722	280	820	6	19		

Grove Hill 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					
GH1	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH1			
GH2	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH2			
GH3	Ninian Road	Part garage courts and part open land		0.781	A			'Greenfield' Housing Allocation (H26)	GH3		G	N
GH4	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH4			
GH5	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH5			
GH6	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH6			
GH7	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH7			
GH8	Washington Avenue	green space			R			Space constraints and overlooking issue. Site rejected in order to retain garage courts.	GH8			
GH9	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH9			
GH10	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH10			
GH11	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH11			
GH12	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH12			
GH13	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH13			
GH14	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH14			
GH15	Claymore	garage courts and parking			R			In average condition. Site rejected in order to retain garage courts/parking.	GH15			
GH16	Claymore	garage courts and green verge			R			In average condition. Site rejected in order to retain garage courts/parking.	GH16			
GH17	Crawley Drive	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH17			
GH18	Bracknell Place	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH18			

Grove Hill 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					
GH19	Bracknell Place	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH19			
GH20	Peterlee Court	garage courts, green space and parking			R			In average condition. Site rejected in order to retain garage courts/parking. Mature trees also on site, amenity value	GH20			
GH21	Redditch Court	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH21			
GH22	Cwmbrian Court	garage courts and green space			R			In average condition. Site rejected in order to retain garage courts/parking.	GH22			
GH23	Welwyn Court	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH23			
GH24	Hatfield Crescent	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH24			
GH25	Hatfield Crescent	playground			R			In active use and in a dell. Site rejected to retain community facilities.	GH25			
GH26	Craigavon Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH26			
GH27	Craigavon Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH27			
GH28	Stevenage Rise	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH28			
GH29	Basildon Square	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH29			
GH30	Basildon Square	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH30			
GH31	Basildon Square	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH31			
GH32	Basildon Square	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH32			
GH33	Harlow Court	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH33			
GH34	Dawley Court	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH34			
GH35	Waveney	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH35			

Grove Hill 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					
GH36	St Agnells Lane	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH36			
GH37	Cupid Green Lane	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH37			
GH38	Yeomans Rise	garage courts and green space			R			In average condition. Site rejected in order to retain garage courts/parking.	GH38			
GH39	Yeomans Rise	garage courts and green space			R			In average condition. Site rejected in order to retain garage courts/parking.	GH39			
GH40	Essex Mead	garage courts and green space			R			In average condition. Site rejected in order to retain garage courts/parking.	GH40			
GH41	Essex Mead	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH41			
GH42	Wooten Drive	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH42			
GH43	Wooten Drive	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH43			
GH44	The Dee	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH44			
GH45	Thames Avenue	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH45			
GH46	Clyde Square	green space			R			would make pathway unsafe & narrow. Site rejected in order to retain garage courts.	GH46			
GH47	Great Palmers	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH47			
GH48	Great Palmers	garage courts			R			most in good condition. Site rejected in order to retain garage courts.	GH48			
GH49	Wooten Drive	garage courts			R			In good condition. Site rejected in order to retain garage courts.	GH49			
GH50	Wooten Drive	garage courts			R			in good condition, some commercial activity. Site rejected in order to retain garage courts.	GH50			
GH51	Stevenage Rise	Youth Centre and Sports Ground			R			Social & community facility. Site rejected to retain community facility.	GH51			
GH52	Stevenage Rise	Underused space behind local centre		0.521	A				GH52		U	N
GH53	off Stevenage Rise	Garage courts and servicing area			R			In average condition. Site rejected in order to retain garage courts/parking.	GH53			

Grove Hill 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					
GH54	Turnpike Green	Social Club			R			club in use. Site rejected to retain community facility.	GH54			
GH55	Turnpike Green	Carpet factory/warehouse and car parking		0.177	A			large under-utilised space within local centre	GH55		U	N
GH56	Aycliffe Drive	Car Park			R			well used. Site rejected to retain car park.	GH56			
GH57	Aycliffe Drive	Green Verge			R			Site rejected to retain amenity space.	GH57			
GH58	Barncroft Primary School, Washington Avenue	School buildings and playing fields	Up to 52 units (22 if limited to footprint of school).	1.45	A			HCC are owners, Vincent and Gorbings are agents/promoters	GH58		U	N
GH59	Piccotts End Lane	Open land	Primary access to A4147 and secondary access to Grovehill East. Strategic Site.	12.55	A	Green belt		Submitted by developer	GH59		G	Y

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
GH1																		
GH2																		
GH3	√		√				√		Edge of site touches slightly onto green belt and open space.									
GH4																		
GH5																		
GH6																		
GH7																		
GH8																		
GH9																		
GH10																		
GH11																		
GH12																		
GH13																		
GH14																		
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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
GH38																			
GH39																			
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GH41																			
GH42																			
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GH50																			
GH51																			
GH52						√			In open space. In local centre.						√				On public right of way.
GH53																			
GH54																			
GH55				√					In local centre.						√				On public right of way.
GH56																			
GH57																			
GH58	√	√				√	√		Site is next to green belt. Site is designated as open space and open land. School building is on the site.										
GH59	√								Site is in green belt.										

Grove Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GH1	Ninian Road							GH1
GH2	Ninian Road							GH2
GH3	Ninian Road	0.781	12	8	20	14		GH3
GH4	Ninian Road							GH4
GH5	Argyll Road							GH5
GH6	Argyll Road							GH6
GH7	Argyll Road							GH7
GH8	Washington Avenue							GH8
GH9	Claymore							GH9
GH10	Claymore							GH10
GH11	Claymore							GH11
GH12	Claymore							GH12
GH13	Claymore							GH13
GH14	Claymore							GH14
GH15	Claymore							GH15
GH16	Claymore							GH16
GH17	Crawley Drive							GH17
GH18	Bracknell Place							GH18
GH19	Bracknell Place							GH19
GH20	Peterlee Court							GH20
GH21	Redditch Court							GH21
GH22	Cwmbrian Court							GH22
GH23	Welwyn Court							GH23
GH24	Hatfield Crescent							GH24
GH25	Hatfield Crescent							GH25
GH26	Craigavon Road							GH26
GH27	Craigavon Road							GH27
GH28	Stevenage Rise							GH28
GH29	Basildon Square							GH29
GH30	Basildon Square							GH30
GH31	Basildon Square							GH31
GH32	Basildon Square							GH32
GH33	Harlow Court							GH33
GH34	Dawley Court							GH34
GH35	Waveney							GH35
GH36	St Agnells Lane							GH36
GH37	Cupid Green Lane							GH37
GH38	Yeomans Rise							GH38
GH39	Yeomans Rise							GH39
GH40	Essex Mead							GH40
GH41	Essex Mead							GH41
GH42	Wooten Drive							GH42
GH43	Wooten Drive							GH43
GH44	The Dee							GH44
GH45	Thames Avenue							GH45
GH46	Clyde Square							GH46
GH47	Great Palmers							GH47
GH48	Great Palmers							GH48
GH49	Wooten Drive							GH49
GH50	Wooten Drive							GH50
GH51	Stevenage Rise							GH51
GH52	Stevenage Rise	0.521	6	13	23	18		GH52
GH53	off Stevenage Rise							GH53

Grove Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
GH54	Turnpike Green							GH54
GH55	Turnpike Green	0.177	19	8	32	20		GH55
GH56	Aycliffe Drive							GH56
GH57	Aycliffe Drive							GH57
GH58	Barncroft Primary School, Washington Avenue	1.45	14	48	77	62		GH58
GH59	Piccotts End Lane	12.55	L	251	377	314		GH59

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+)	
GH1								
GH2								
GH3			M-L	L	M		0-5 years	The site is an open greenfield site on the edge of the North Hemel Urban Extension. The site is surrounded by ex-council houses. There may also be considerations regarding loss of open space amenity and rights to light and overlooking from surrounding residential properties. The site is likely to be able to provide a small scale residential scheme and might be attractive to a local or regional housebuilder. Council-owned and being passed to a housing association for affordable housing. Developer interest exists.
GH4								
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Grove Hill Ward

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GH52			L	M-H	M		No phasing period	The site is currently the Grove Hill Youth Centre, associated playing courts and open car parking for nearby businesses. A mixed use development could reincorporate the existing youth centre on site. There may be some loss of car parking amenity and rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development, it is likely to be able to provide a medium to high density flatted scheme. The site may prove attractive to a local housebuilder. Availability unknown.
GH53								
GH54								
GH55			M-L	M	M		No phasing period.	The site is currently the underused car park for a snooker hall and a row of businesses in a single storey shed including a carpet manufacturer. Development of this site would be constrained by the adjacent buildings and rights to light issues from surrounding residential properties. Also loss of employment space and possible multiple ownership issues on the site. Were the site to come forward for development, it is likely that a local housebuilder would develop this site. Availability unknown.
GH56								
GH57								

Grove Hill Ward

GH58			M-L	M-H	M-L		6-10 years	The site is currently the Barncroft Primary School and playing fields. There are a number of constraints to development here, namely demolition and relocation of existing primary school and development cost associated with demolishing the existing structure. Were the site to come forward for development, it will be able to provide a residential in-fill site of low density, two storey residential dwellings. The site is likely to prove attractive to a local or regional developer. Developer intention exists.
GH59			M	L	M		0-5 years	This is a large greenfield site that would act as an extension to Hemel Hempstead. There is currently nothing on site that would preclude development and access would be from Piccotts End Lane. There may be some issues about overlooking of existing housing. Developer intention exists.

Grove Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
GH1	Ninian Road																GH1
GH2	Ninian Road																GH2
GH3	Ninian Road	0.781	12	G	N	8	20										GH3
GH4	Ninian Road																GH4
GH5	Argyll Road																GH5
GH6	Argyll Road																GH6
GH7	Argyll Road																GH7
GH8	Washington Avenue																GH8
GH9	Claymore																GH9
GH10	Claymore																GH10
GH11	Claymore																GH11
GH12	Claymore																GH12
GH13	Claymore																GH13
GH14	Claymore																GH14
GH15	Claymore																GH15
GH16	Claymore																GH16
GH17	Crawley Drive																GH17
GH18	Bracknell Place																GH18
GH19	Bracknell Place																GH19
GH20	Peterlee Court																GH20
GH21	Redditch Court																GH21
GH22	Cwmbrian Court																GH22
GH23	Welwyn Court																GH23
GH24	Hatfield Crescent																GH24
GH25	Hatfield Crescent																GH25
GH26	Craigavon Road																GH26
GH27	Craigavon Road																GH27
GH28	Stevenage Rise																GH28
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GH30	Basildon Square																GH30
GH31	Basildon Square																GH31
GH32	Basildon Square																GH32
GH33	Harlow Court																GH33
GH34	Dawley Court																GH34
GH35	Waveney																GH35
GH36	St Agnells Lane																GH36
GH37	Cupid Green Lane																GH37
GH38	Yeomans Rise																GH38
GH39	Yeomans Rise																GH39
GH40	Essex Mead																GH40
GH41	Essex Mead																GH41
GH42	Wooten Drive																GH42
GH43	Wooten Drive																GH43
GH44	The Dee																GH44
GH45	Thames Avenue																GH45
GH46	Clyde Square																GH46
GH47	Great Palmers																GH47
GH48	Great Palmers																GH48
GH49	Wooten Drive																GH49
GH50	Wooten Drive																GH50
GH51	Stevenage Rise																GH51
GH52	Stevenage Rise	0.521	6	U	N									13	23		GH52
GH53	off Stevenage Rise																GH53

Grove Hill Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
GH54	Turnpike Green																GH54
GH55	Turnpike Green	0.177	19	U	N									8	32		GH55
GH56	Aycliffe Drive																GH56
GH57	Aycliffe Drive																GH57
GH58	Barncroft Primary School, Washington Avenue	1.45	14	U	N			48	77								GH58
GH59	Piccotts End Lane	12.55	L	G	Y	251	377										GH59
					Total Urban	0	0	48	77	0	0	0	0	20	55		
					Total Greenfield	259	397	0	0	0	0	0	0	0	0		
					Total >5ha	251	377	0	0	0	0	0	0	0	0		
					Total	259	397	48	77	0	0	0	0	20	55		

Hemel Hempstead Central 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					
HHC1	Wolsey Road	Retail unit	surrounded by car park, rear of town centre frontage, residential upstairs.		R			Active/busy retail use	HHC1			
HHC2	Marlowes	market office, empty?, car park	surrounded by cinema, rear of town centre with residential upstairs		R			Merged into HHC74	HHC2	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC3	Combe Street	vacant	surrounded by library, police station, retail, offices and cinema		R			Merged into HHC74	HHC3	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC4	Midland Road	green space surrounded by residential	surrounded by residential		R			Site has amenity value.	HHC4			
HHC5	Dacorum College Car Park	car parking	surrounded by college, council buildings, green space and council buildings		R			Merged into HHC74	HHC5	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC6	Templemead	green space surrounded by residential	surrounded by residential and open space		R			Site has amenity value.	HHC6			
HHC7	Bury Road	garage and car restoration works	surrounded by residential and main road. Close to new housing	0.153	A			Subject of planning application, H9 allocation	HHC7	Planning application expired. No activity since then.	U	N
HHC8	Bury Road, Gadebury elderly persons home	large building and outside space	surrounded by residential, college, council offices and main road.		R			Built out	HHC8			
HHC9	Bury Road	grass verge	surrounded by college and council buildings		R			Space constraints.	HHC9			
HHC10	Mayflower Avenue	green space, car parking	surrounded by residential and Jehovah's witness building. Gradient issues		R			Retain community facilities and amenity of area.	HHC10			
HHC11	Adeyfield Road	engineering works	surrounded by residential, open space and pub		R			Built out.	HHC11			
HHC12	Park Road	car parking			R			Retain well used car park	HHC12			

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HHC13	Park Road	Space surrounding sport centre			R			Retain for existing/future sports centre use	HHC13			
HHC14	Vicarage Close	rear gardens	good access from existing road		R			Close to town centre, large site. Rear gardens rejected under DBC guidance.	HHC14			
HHC15	Heath Lane	residential under construction	apartments incomplete		R			Under construction	HHC15			
HHC16	Cotterells Hill	garage courts	in poor condition		R			Retain for parking space	HHC16			
HHC17	Collett Road	front gardens and vacant space	vacant space inaccessible, good road frontage, current frontage under used		R			Access issues/mature trees	HHC17			
HHC18	Bury Green	green corner space fronting to main road	large green space with easy access to main town centre		R			Amenity value and topography	HHC18			
HHC19	Leighton Buzzard Road	Dacorum College	Large site with good frontage to road, stream and green space		R			Merged into HHC74	HHC19			
HHC20	off Combe Street	office car park	good river, road and green space frontage. Potential for consolidation with other parking in area		R			Merged into HHC74	HHC20			
HHC21	Leighton Buzzard Road	Burymill Family Centre	in temporary buildings, good location close to road and town centre, with good road frontage	0.327	A			Plans to move to more permanent location? Some pre application discussions.	HHC21		U	N
HHC22	Combe Street	Corner site	fronting road, good access to town		R			Merged into HHC74	HHC22			
HHC23	Combe Street	NCP Car Park	Extensive site, close to town centre, good road frontage and near to town centre gardens & river		R			Merged into HHC74	HHC23			
HHC24	Bridge Street	car parking	Large site with good frontage to road, stream and green space		R			Merged into HHC74	HHC24			
HHC25	Cotterells (96)	works	prime town centre location		R			Under construction	HHC25			
HHC26	Moor End Road	Long Stay car park	well used, within large town centre location		R			Merged into HHC74	HHC26			
HHC27	Cotterells	Disused club	large site with good frontage to road, close to town centre		R			Retain social & community facility.	HHC27			
HHC28	Cotterells	Needlecraft Retail Unit	good site, close to town centre, looks in disrepair	0.027	A				HHC28		U	N
HHC29	Cotterells	Cotterells Club	good site, close to town centre		R			Retain social & community facilities.	HHC29			
HHC30	Cotterells	Kodak Offices and Parking	very large site, a lot of parking		R			Under construction	HHC30			
HHC31	Cotterells	car washing	good access to town centre	0.039	A				HHC31	pp 846/03 allowed at appeal for 2 dwellings.	U	N
HHC32	Cotterells	car parking	Large site in good location for residential. Looks underused	0.092	A			Links with former Kodak site now under construction for residential, so car park not presently used	HHC32	Current planning application (2804/07) for 6 dwellings.	U	N
HHC33	Station Road	residential under construction	large corner site with good access to town centre		R			Under construction	HHC33			

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HHC34	Cotterells	green space	large corner site in front of Kodak offices, good location for town centre		R			Under construction	HHC34			
HHC35	St Johns Road	Boxmoor Hall			R			Retain community use as arts centre	HHC35			
HHC36	Leighton Buzzard Road	under construction	town centre retail and residential scheme		R			Under construction for retail only	HHC36			
HHC37	Marlowes	Mixed use development under construction	Large site. Close to busy roundabout on edge of town centre		R			Under construction	HHC37			
HHC38	Waterhouse Street	Rear of commercial units, servicing area	Large site within town centre		R			Site is needed for servicing.	HHC38			
HHC39	Waterhouse Street	car parking	Town Centre Location, good site also close to town centre gardens, river, etc		R			Well used parking. Retain for parking	HHC39			
HHC40	Waterhouse Street	Rear of commercial units, servicing area	Good sized site within town centre		R			Needed for servicing.	HHC40			
HHC41	Selden Hill	multi-storey car park	large site within town centre		R			Well used car park	HHC41			
HHC42	Park Lane	car park	well used, within large town centre location. Close to nearby housing allocation site.		R			Well used car park	HHC42			
HHC43	Paradise Industrial Estate		Large area within town centre. Many units in need of investment. Building next to Avis for Hire/Sale for 2 years and no interest. Avis owner interested in selling		R			Run-down, but employment land study recommends retaining for B1 and office uses.	HHC43			
HHC44	Park Lane. Duplicate of AW 25		Large area close to town centre		R			Duplicate of AW25	HHC44			
HHC45	Hillfield Road	Hemel Hempstead General Hospital	Large site within town centre	6.96	A			Broad location for search-potential for residential within SHLAA period but no definite proposals yet	HHC45		U	Y
HHC46	Marlowes	Market site	Large site within town centre, potential for mixed use development		R			Merged into HHC74	HHC46			
HHC47	Hillfield Road	multi-storey car park		0.221	A			Potential to be redeveloped for mixed-use including some parking	HHC47		U	N
HHC48	Waterhouse Street	Salvation Army Centre	Site looks in need of investment, good town centre location		R			Merged into HHC74	HHC48			
HHC49	Walnut Grove	residential under construction	large site, former rear gardens, close to town centre		R			Built out	HHC49			
HHC50	Marlowes	Surgery Car Park	large site, close to town centre	0.071	R			Merged into HHC74	HHC50			
HHC51	Marlowes	Offices to let and car parking	large site, close to town centre		R			Merged into HHC74	HHC51			
HHC52	Marlowes	Car Parking & The Pavillion?	large site, combined with HHC3 and West Herts College site.		R			Merged into HHC74	HHC52	Part of Waterhouse Square site.		

Hemel Hempstead Central 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					
HHC53	Marlowes	Green space and courtyard of council offices	Large site with good frontage and close to town centre		R			Merged into HHC74	HHC53	Part of Waterhouse Square site.		
HHC54	Queensway	Bury RCC Offices, Car Park and garage courts	Large site close to town centre		R			Retain active parking and office uses	HHC54			
HHC55	Queensway	Shed and Car Park	Large site close to town centre. Good potential for corner site with shed		R			Retain town centre car parking	HHC55			
HHC56	Marlowes/Queen sway	Private car parking	Large site within old town		R			Retain town centre car parking, plus overlooking issues	HHC56			
HHC57	Alexandra Road	Space to rear of residential, gardens of old folks home. Inaccessible	Large site with good access to town centre.		R			Retain community facilities/poor access	HHC57			
HHC58	Alexandra Road	Parking associated with new residential development	Large site, good access to town centre		R			Overlooking and retain parking space	HHC58			
HHC59	Alexandra Road	office car parking			R			Retain town centre car parking	HHC59			
HHC60	Alexandra Road	vacant space used for parking & building			R			Retain town centre car parking	HHC60			
HHC61	Queensway	Fire station car park		0.056	R			Retain town centre car parking	HHC61			
HHC62	Queensway	office car parking	good corner site, currently underutilised		R			Well used car park.	HHC62			
HHC63	High Street	large space to rear of commercial units			R			Inaccessible	HHC63			
HHC64	High Street	Pub car park and parking for flats			R			Well used car park.	HHC64			
HHC65	St Marys Close	Car Park			R			Well used car park.	HHC65			
HHC66	off High Street	private car parking			R			Retain town centre car parking	HHC66			
HHC67	High Steet	Old Town Car Park			R			Well used car park.	HHC67			
HHC68	off High Street	Private car parking			R			Well used car park.	HHC68			
HHC69	off High Street	private garage courts and parking	some use, but area not fully maximised		R			Retain town centre car parking	HHC69			
HHC70	Church Street	Car Parking			R			Retain town centre car parking	HHC70			
HHC70a	Allandale	Pub car park			R			Retain parking for active pub	HHC70a			
HHC71	Church Street	Car Parking			R			Well used car park.	HHC71			
HHC72	Chapel Street	corner site used for parking			R			space constraints	HHC72			
HHC73	St Marys Road	garage courts and rear gardens			R			Retain active parking uses	HHC73			
HHC74	Marlowes	Civic, community, commercial and faith uses	Waterhouse Square proposals	6.578	A			Thornfield mixed use masterplan within the town centre area. Letter detailing proposals received 23/01/2008.	HHC74		U	Y
HHC74a	Marlowes	Extension to Civic Zone			R			Not proposed for residential use	HHC74a			
HHC75	Lockers Park Lane	School Site	Housing allocation site		R			Under construction	HHC75			
HHC76	Cotterells Hill	residential completed			R			Built out	HHC76			

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HHC77	Between Gadebridge Lane and Link Road. West Herts College, Marlowes	Playing fields	West Herts College is owner and Tribal MJP are promoting the site.		R			Site is not adjacent to existing settlement. Potentially suitable in future depending on other development but fails on greenfield criteria over timeframe of this SHLAA	HHC77			
HHC 78	Lord Alexander House, Waterhouse Street	Offices to let		0.1364	A			Developer intention exists. Mixed-use potential. Appeal allowed for conversion to 54 apartments.	HHC 78		U	N
HHC 79	Site to east of Hemel Hempstead General Hospital	Open land			R	Open space		Retain amenity space	HHC 79			
HHC 80	Primrose Engineering Co, Adeyfield Road	Works	Has planning permission	0.34	A				HHC 80	Permission granted	U	N
HHC 81	Lovedays Yard, Cotterells	Housing	Has planning permission	0.15	A				HHC 81	Permission granted	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	Additional Comments	
HHC1																			
HHC2																			
HHC3																			
HHC4																			
HHC5																			
HHC6																			
HHC7									The site has no designations										
HHC8																			
HHC9																			
HHC10																			
HHC11																			
HHC12																			
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HHC14																			
HHC15																			
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HHC18																			
HHC19																			
HHC20																			
HHC21									The site has no designations										
HHC22																			
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HHC27																			
HHC28									The site has no designations										
HHC29																			
HHC30																			
HHC31									The site has no designations										
HHC32									The site has no designations										
HHC33																			
HHC34																			
HHC35																			
HHC36																			
HHC37																			

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
HHC38																			
HHC39																			
HHC40																			
HHC41																			
HHC42																			
HHC43																			
HHC44																			
HHC45						√	√	Large part of site is designated for social and community facilites and open space.					√	√			Public right of way cuts through site. TPOs on site.		
HHC46																			
HHC47				√				Site in local centre.											
HHC48																			
HHC49																			
HHC50																			
HHC51																			
HHC52																			
HHC53																			
HHC54																			
HHC55																			
HHC56																			
HHC57																			
HHC58																			
HHC59																			
HHC60																			
HHC61																			
HHC62																			
HHC63																			
HHC64																			
HHC65																			
HHC66																			
HHC67																			
HHC68																			
HHC69																			
HHC70																			
HHC70a																			

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
HHC71																			
HHC72																			
HHC73																			
HHC74					√				Site in local centre.	√	√								Northern edge of site touches into a conservation area. Site is in flood risk zones 2, 3a and 3b.
HHC74a																			
HHC75																			
HHC77																			
HHC78				√					Site in local centre.	√									Site is in flood zones 2, 3a and 3b.
HHC79																			
HHC80									Permission granted										
HHC81									Permission granted										

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HHC1	Wolsey Road							HHC1
HHC2	Marlowes							HHC2
HHC3	Combe Street							HHC3
HHC4	Midland Road							HHC4
HHC5	Dacorum College Car Park							HHC5
HHC6	Templemead							HHC6
HHC7	Bury Road	0.153	9	6	15	10		HHC7
HHC8	Bury Road, Gadebury elderly persons home							HHC8
HHC9	Bury Road							HHC9
HHC10	Mayflower Avenue							HHC10
HHC11	Adeyfield Road							HHC11
HHC12	Park Road							HHC12
HHC13	Park Road							HHC13
HHC14	Vicarage Close							HHC14
HHC15	Heath Lane							HHC15
HHC16	Cotterells Hill							HHC16
HHC17	Collett Road							HHC17
HHC18	Bury Green							HHC18
HHC19	Leighton Buzzard Road							HHC19
HHC20	off Combe Street							HHC20
HHC21	Leighton Buzzard Road	0.327	9	13	31	22		HHC21
HHC22	Combe Street							HHC22
HHC23	Combe Street							HHC23
HHC24	Bridge Street							HHC24
HHC25	Cotterells (96)							HHC25
HHC26	Moor End Road							HHC26
HHC27	Cotterells							HHC27
HHC28	Cotterells	0.027	9	1	3	2		HHC28
HHC29	Cotterells							HHC29
HHC30	Cotterells							HHC30
HHC31	Cotterells	0.039	N/A	2	2	2	planning permission for 2 dwellings	HHC31
HHC32	Cotterells	0.092	9	4	9	6		HHC32
HHC33	Station Road							HHC33
HHC34	Cotterells							HHC34
HHC35	St Johns Road							HHC35
HHC36	Leighton Buzzard Road							HHC36
HHC37	Marlowes							HHC37
HHC38	Waterhouse Street							HHC38
HHC39	Waterhouse Street							HHC39
HHC40	Waterhouse Street							HHC40
HHC41	Selden Hill							HHC41
HHC42	Park Lane							HHC42
HHC43	Paradise Industrial Estate							HHC43
HHC44	Park Lane. Duplicate of AW 25							HHC44
HHC45	Hillfield Road	6.96	L	174	243	209		HHC45
HHC46	Marlowes							HHC46
HHC47	Hillfield Road	0.221	16	11	16	14		HHC47
HHC48	Waterhouse Street							HHC48
HHC49	Walnut Grove							HHC49

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HHC50	Marlowes							HHC50
HHC51	Marlowes							HHC51
HHC52	Marlowes							HHC52
HHC53	Marlowes							HHC53
HHC54	Queensway							HHC54
HHC55	Queensway							HHC55
HHC56	Marlowes/Queensway							HHC56
HHC57	Alexandra Road							HHC57
HHC58	Alexandra Road							HHC58
HHC59	Alexandra Road							HHC59
HHC60	Alexandra Road							HHC60
HHC61	Queensway							HHC61
HHC62	Queensway							HHC62
HHC63	High Street							HHC63
HHC64	High Street							HHC64
HHC65	St Marys Close							HHC65
HHC66	off High Street							HHC66
HHC67	High Steet							HHC67
HHC68	off High Street							HHC68
HHC69	off High Street							HHC69
HHC70	Church Street							HHC70
HHC70a	Allandale							HHC70a
HHC71	Church Street							HHC71
HHC72	Chapel Street							HHC72
HHC73	St Marys Road							HHC73
HHC74	Marlowes	6.578	N/A	1200	1200	1200	Letter from Thornfield dated 23/01/2008 - subject to findings of civic zone study	HHC74
HHC74a	Marlowes							HHC74a
HHC75	Lockers Park Lane							HHC75
HHC76	Cotterells Hill							HHC76
HHC77	Between Gadebridge Lane and							HHC77
HHC 78	Lord Alexander House, Waterhouse Street	0.1364	13	14	19	17		HHC 78
HHC 79	Site to east of Hemel Hempstead General Hospital							HHC 79
HHC 80	Primrose Engineering Co, Adeyfield Road	0.34	N/A	24	24	24		HHC 80
HHC 81	Lovedays Yard, Cotterells	0.15	N/A	13	13	13		HHC 81

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+)	
HHC1								
HHC2								
HHC3								
HHC4								
HHC5								
HHC6								
HHC7			M	H	M		6-10 years	Collection of MOT and service garages and associated parking. Some private gardens. Rights to light and overlooking. Land assembly issues will need to be addressed. Small scale scheme - flatted or small houses. Land remediation may be needed. Developer interest and permission in past.
HHC8								
HHC9								
HHC10								
HHC11								
HHC12								
HHC13								
HHC14								
HHC15								
HHC16								
HHC17								
HHC18								
HHC19								
HHC20								
HHC21			M-H	M	M		0-5 years	Burymill family support centre. Community resource would need to be reprovided elsewhere. Potential loss of employment land. Small scale resi scheme. Flatted due to topography of site. Single ownership - attractive to local housebuilder. Rights to light and overlooking issues. Developer intention exists.
HHC22								
HHC23								
HHC24								
HHC25								
HHC26								
HHC27								
HHC28			M	M-H	M		No Phasing	Site is currently 2 small businesses and associated parking. Businesses may need to be relocated and conversion costs taken into account, unless a mixed-use development occurs. Might be attractive to a local developer.
HHC29								

Hemel Hempstead Central Ward

HHC30								
HHC31			M	M	M		0-5 years	Site is currently a small terraced property and rear parking area, currently being used as a hand car wash. Small scale residential scheme - flatted. Site would be attractive to a local housebuilder. Site has planning permission.
HHC32			M	L	H		0-5 years	Boarded off car park with cleared site. Sites looks like it is to come forward for development in the near future.
HHC33								
HHC34								
HHC35								
HHC36								
HHC37								
HHC38								
HHC39								
HHC40								
HHC41								
HHC42								
HHC43								
HHC44								
HHC45			N/A	N/A	N/A		No phasing period	Hemel Hempstead hospital 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. Until more firm details are known, no achievability assessment can be made.
HHC46								
HHC47			M	H	M-L		No phasing period	Site is currently a central multi-storey car park. Likely to be issues around reprovision of facility, as well as extensive development cost associated with demolition. Relocation of existing businesses that lie on street level below the car park. Flatted development - regional or national developer. Ownership intentions unknown.
HHC48								
HHC49								
HHC50								
HHC51								
HHC52								
HHC53								
HHC54								
HHC55								
HHC56								
HHC57								
HHC58								
HHC59								
HHC60								
HHC61								
HHC62								
HHC63								
HHC64								

Hemel Hempstead Central Ward

HHC65								
HHC66								
HHC67								
HHC68								
HHC69								
HHC70								
HHC70a								
HHC71								
HHC72								
HHC73								
								Site is Hemel Hempstead town centre, encompassing civic buildings, A1/A3 uses, car parking, market, bus terminal, residential property and other town centre uses. Site will come forward as part of a comprehensive master planning exercise. Some parts in the near future - some parts after a period of time. Close to town centre amenity and transport links. Multiple
HHC74			M-H	H	H		0-5 years	ownerships. Developer intention exists
HHC74a								
HHC75								
HHC76								
HHC77								
								Developer intention exists for a mixed-use conversion of existing town centre office building. Building faces the Civic Zone redevelopment. Flats could be provided, with nearby Kodak house redevelopment as precedent. Conversion would add to development costs, however.
HHC 78			M-H	H	M		0-5 years	
HHC 79								
HHC 80			M	M	H		0-5 years	Has permission already
HHC 81			M	M	H		0-5 years	Has permission already

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HHC1	Wolsey Road																HHC1
HHC2	Marlowes																HHC2
HHC3	Combe Street																HHC3
HHC4	Midland Road																HHC4
HHC5	Dacorum College Car Park																HHC5
HHC6	Templemead																HHC6
HHC7	Bury Road	0.153	9	U	N			6	15								HHC7
HHC8	Bury Road, Gadebury elderly persons home																HHC8
HHC9	Bury Road																HHC9
HHC10	Mayflower Avenue																HHC10
HHC11	Adeyfield Road																HHC11
HHC12	Park Road																HHC12
HHC13	Park Road																HHC13
HHC14	Vicarage Close																HHC14
HHC15	Heath Lane																HHC15
HHC16	Cotterells Hill																HHC16
HHC17	Collett Road																HHC17
HHC18	Bury Green																HHC18
HHC19	Leighton Buzzard Road																HHC19
HHC20	off Combe Street																HHC20
HHC21	Leighton Buzzard Road	0.327	9	U	N	13	31										HHC21
HHC22	Combe Street																HHC22
HHC23	Combe Street																HHC23
HHC24	Bridge Street																HHC24
HHC25	Cotterells (96)																HHC25
HHC26	Moor End Road																HHC26
HHC27	Cotterells																HHC27
HHC28	Cotterells	0.027	9	U	N									1	3		HHC28
HHC29	Cotterells																HHC29
HHC30	Cotterells																HHC30
HHC31	Cotterells	0.039	N/A	U	N	2	2										HHC31
HHC32	Cotterells	0.092	9	U	N	4	9										HHC32
HHC33	Station Road																HHC33
HHC34	Cotterells																HHC34
HHC35	St Johns Road																HHC35
HHC36	Leighton Buzzard Road																HHC36
HHC37	Marlowes																HHC37
HHC38	Waterhouse Street																HHC38
HHC39	Waterhouse Street																HHC39
HHC40	Waterhouse Street																HHC40
HHC41	Selden Hill																HHC41
HHC42	Park Lane																HHC42
HHC43	Paradise Industrial Estate																HHC43
HHC44	Park Lane. Duplicate of AW 25																HHC44
HHC45	Hillfield Road	6.96	L	U	Y									174	243		HHC45
HHC46	Marlowes																HHC46
HHC47	Hillfield Road	0.221	16	U	N									11	16		HHC47
HHC48	Waterhouse Street																HHC48
HHC49	Walnut Grove																HHC49
HHC50	Marlowes																HHC50
HHC51	Marlowes																HHC51

Hemel Hempstead Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HHC52	Marlowes																HHC52
HHC53	Marlowes																HHC53
HHC54	Queensway																HHC54
HHC55	Queensway																HHC55
HHC56	Marlowes/Queensway																HHC56
HHC57	Alexandra Road																HHC57
HHC58	Alexandra Road																HHC58
HHC59	Alexandra Road																HHC59
HHC60	Alexandra Road																HHC60
HHC61	Queensway																HHC61
HHC62	Queensway																HHC62
HHC63	High Street																HHC63
HHC64	High Street																HHC64
HHC65	St Marys Close																HHC65
HHC66	off High Street																HHC66
HHC67	High Steet																HHC67
HHC68	off High Street																HHC68
HHC69	off High Street																HHC69
HHC70	Church Street																HHC70
HHC70a	Allandale																HHC70a
HHC71	Church Street																HHC71
HHC72	Chapel Street																HHC72
HHC73	St Marys Road																HHC73
HHC74	Marlowes	6.578	N/A	U	Y	600	600	600	600								HHC74
HHC74a	Marlowes																HHC74a
HHC75	Lockers Park Lane																HHC75
HHC76	Cotterells Hill																HHC76
HHC77	Between Gadebridge Lane and Link Road. West Herts College, Marlowes																HHC77
HHC 78	Lord Alexander House, Waterhouse Street	0.1364	13	U	N	14	19										HHC 78
HHC 79	Site to east of Hemel Hempstead General Hospital																HHC 79
HHC 80	Primrose Engineering Co, Adeyfield Road	0.34	N/A	U	N	24	24										HHC 80
HHC 81	Lovedays Yard, Cotterells	0.15	N/A	U	N	13	13										HHC 81
					Total Urban	671	698	606	615	0	0	0	0	187	261		
					Total Greenfield	0	0	0	0	0	0	0	0	0	0		
					Total >5ha	600	600	600	600	0	0	0	0	174	243		
					Total	671	698	606	615	0	0	0	0	187	261		

Highfield St Pauls Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HSP1	Templemead	green space surrounded by residential	surrounded by residential		R			Scope to examine potential. However, site has important amenity value, therefore reject.	HSP1			
HSP2	Wheatfield (off Fletcher Way)	green space	surrounded by residential. Owned by Herts CC	0.194	A			Allocated as housing site H12 in Local Plan. HCC are owners, Vincent and Goring are agents acting for the county council.	HSP2	Previous pre-application discussions for 6-8 affordable housing for those with special needs. However, no permission granted as of yet, therefore design case study estimate used.	U	N
HSP3	Fletcher Way, opp Thriftfield	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP3			
HSP4	Fletcher Way	quality open space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP4			
HSP5	Marchmont Green	green space	surrounded by residential and Randall Park		R			Space constraints, overlooking issues and site is used as amenity space. There are currently no intentions to develop this site.	HSP5			
HSP6	Allandale	garages	surrounded by residential		R			Garages are well-used. There are currently no intentions to develop this site.	HSP6			
HSP7	Thumpers	green space surrounded by residential	surrounded by residential and school		R			Overlooking & space constraints plus need to retain amenity use. There are currently no intentions to develop this site.	HSP7			
HSP8	Little Mimms	Nurses home surrounded by empty space.	surrounded by residential		R			Under construction	HSP8	Under construction		
HSP9	Queensway	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP9			
HSP10	Apollo Way	quality green area	surrounded by residential. Possible tree issues.		R			Retain open land function. There are currently no intentions to develop this site.	HSP10			
HSP11	Allandale	Grounds of St Pauls Lodge	long narrow strip of land		R			TPO issue. Awkward site. There are currently no intentions to develop this site.	HSP11			
HSP12	Queensway	garage courts	in bad condition, on gardens of existing residential block		R			Garage courts have too much linkage with existing flats. There are currently no intentions to develop this site.	HSP12			
HSP13	Queensway	TA Centre and Club	large site		R			59 housing units already constructed on the site.	HSP13	59 units completed under 1842/04.		
HSP13a	Queensway	under construction	under construction		R			Development under construction on site.	HSP13a	10 complete in 04/05 under 506/03.		

Highfield St Pauls Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HSP14	Queensway	Budget Car Hire and garage	active usage	0.176	A			Building looks new	HSP14		U	N
HSP15	Queensway	Club	in use		R			Site looks new and in use. There are currently no intentions to develop this site.	HSP15			
HSP16	Normandy Court	rear gardens	near to open land and town centre		R			Gardens in use. There are currently no intentions to develop this site.	HSP16			
HSP17	St Pauls Road	shed, used for storage	small site, in use	0.026	A			good corner site, good access for town centre	HSP17		U	N
HSP18	Downside	garage courts	next to new residential build		R			Garages are well-used. There are currently no intentions to develop this site.	HSP18			
HSP19	Downside	Parking	parking needed		R			Parking is well-used. There are currently no intentions to develop this site.	HSP19			
HSP20	St Pauls Road	garage courts	next to open land		R			Parking is well-used. There are currently no intentions to develop this site.	HSP20			
HSP21	Cattsdell	garage courts	narrow strip		R			Garages are well-used. Awkward Site. There are currently no intentions to develop this site.	HSP21			
HSP22	Thumpers	garage courts	narrow strip		R			Space constraints. There are currently no intentions to develop this site.	HSP22			
HSP23	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP23			
HSP24	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP24			
HSP25	Thumpers	garage courts	narrow strip		R			In bad condition, however garages are well-used, and the site is narrow and awkward, therefore reject.	HSP25			
HSP26	Randalls Rise	garage courts ext to res units	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP26			
HSP27	Bowyers	garage courts	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP27			
HSP28	Randalls Rise	garage courts	good size site		R			In bad condition, however garages are well-used, therefore reject.	HSP28			
HSP29	Taverners	green space	green space opposite, potential to reduce total green area		R			Parking is well-used. There are currently no intentions to develop this site.	HSP29			
HSP30	Great Heart	garage courts	Linked to surrounding properties		R			large end site, some dumping. Potential to reduce numbers in order to develop. However there are currently no intentions to develop this site, therefore reject.	HSP30			
HSP31	Allandale	green space	a lot of open space in surrounding area		R			Retain quality amenity area. There are currently no intentions to develop this site.	HSP31			
HSP32	Typleden Close	green space	appears disused	0.148	A			Poor quality open space, potential to use some space for housing and retain some good quality green space.	HSP32		U	N

Highfield St Pauls Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HSP33	Paston Road	garage courts	access issues		R			Garage courts look in good condition. There are currently no intentions to develop this site.	HSP33			
HSP34	Paston Road	garage courts	space constraints		R			Overlooking issues. There are currently no intentions to develop this site.	HSP34			
HSP35	Bowmans Court	garage courts	narrow site		R			Large site, in good condition & poor access. There are currently no intentions to develop this site.	HSP35			
HSP36	Bathurst Road	space behind rear gardens	difficult access		R			Open land funtion & access. There are currently no intentions to develop this site.	HSP36			
HSP37	Fletcher Way	green space	close to local centre		R			Site is used as amenity space. There are currently no intentions to develop this site.	HSP37			
HSP38	Cambrian Way	High field Hall Car Park and garage courts	empty on visit, large site		R			Garage court us not well used, parking consolidation. There are currently no intentions to develop this site.	HSP38			
HSP39	Westerdale	garage courts	close to local centre		R			Large site, garage courts in good condition although a little evidence of dumping. There are currently no intentions to develop this site.	HSP39			
HSP40	Fletcher Way	pub car park	large area used for parking		R			No other parking nearby. There are currently no intentions to develop this site.	HSP40			
HSP41	Cattsdell/Fletcher Way	garage car sales	in active use	0.224	A			large site, good future prospect.	HSP41		U	N
HSP42	Malvern Way	garage courts	space constraints		R			Garage courts in good condition. There are currently no intentions to develop this site.	HSP42			
HSP43	Malvern Way	garage courts	access issue?		R			Not a good housing site. There are currently no intentions to develop this site.	HSP43			
HSP44	malvern Way	garage courts	good potential end site		R			Garage courts are in good condition. There are currently no intentions to develop this site.	HSP44			
HSP45	Mendip Way	garage courts			R			Garage courts are in use. There are currently no intentions to develop this site.	HSP45			
HSP46	Mendip Way	garage courts	space constraints		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP46			
HSP47	Mendip Way	garage courts	access?		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP47			
HSP48	Borrowdale Court	garage courts	large narrow site		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP48			
HSP49	Eskdale Court	garage courts	large narrow site		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP49			
HSP50	Wharfedale	garage courts	gradient constraints		R			Garage courts are in good condition, in use, potential gradient issue. There are currently no intentions to develop this site.	HSP50			

Highfield St Pauls 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					
HSP51	Wharfedale	garage courts			R			Garage courts are in use and are in a good condition. There are currently no intentions to develop this site.	HSP51			
HSP52	Wharfedale	garage courts			R			Garage courts are in good condition. There are currently no intentions to develop this site.	HSP52			
HSP53	Sleddale	garage courts	large site, good potential		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP53			
HSP54	Wensleydale	garage courts	small site, in use		R			There are currently no intentions to develop this site.	HSP54			
HSP55	Triton Way	garage courts	space and access constraints		R			Garage courts are in good condition and attached to rear gardens. There are currently no intentions to develop this site.	HSP55			
HSP56	Neptune Drive	garage courts	space constraints		R			Garage courts are in open land. There are currently no intentions to develop this site.	HSP56			
HSP57	Achilles Close	rear gardens	difficult site for residential		R			Gardens are in existing use, also site is too narrow.	HSP57			
HSP58	1 Jupiter Drive	house and garden			R			Built out	HSP58			
HSP59	Pallas Road	garage courts	large site, but needed for flats		R			Good condition and in use	HSP59			
HSP60	Jupiter Drive	Queensway House	new residential development nearby		R			Site has community use. There are currently no plans to develop this site.	HSP60			
HSP61	Juno Road	garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP61			
HSP62	Titan Road	very large garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP62			
HSP63	Mimas Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP63			
HSP64	Dione Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP64			

Highfield St Pauls Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
HSP 65	St Pauls Road	resi under construction			R			Built out	HSP 65	9 completed 2372/02 in 04/05.		
HSP66	Corner Farm, Redbourn Road	resi under construction			R			Under construction	HSP66	9 units approved under 1011/06.u/c		
HSP 67	Jupiter Drive JMI School Jupiter Drive	School playinf fields	17 units (developed area 0.57 Ha).	0.57	A			HCC are owners. Vincent and Gorbng are agents/promoters. 0.57 ha of 1.65 ha site is developable. Discussions for 17 units, however no permission granted, therefore design case study capacity estimate used on the area of site that is developable.	HSP 67		U	N
HSP 68	Land at Highfield house	Open space around exisitng property		0.17	A			Site designated as open space. HCC are the site owners and agents/promoters.	HSP 68		G	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	Additional Comments
HSP1																		
HSP2									Site has no designations.									
HSP3																		
HSP4																		
HSP5																		
HSP6																		
HSP7																		
HSP8																		
HSP9																		
HSP10																		
HSP11																		
HSP12																		
HSP13																		
HSP13a																		
HSP14									Site has no designations.									
HSP15																		
HSP16																		
HSP17									Site has no designations.									
HSP18																		
HSP19																		
HSP20																		
HSP21																		
HSP22																		
HSP23																		
HSP24																		
HSP25																		
HSP26																		
HSP27																		
HSP28																		
HSP29																		
HSP30																		
HSP31																		
HSP32						√			Site is on open space.									
HSP33																		
HSP34																		
HSP35																		
HSP36																		

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
HSP37																			
HSP38																			
HSP39																			
HSP40																			
HSP41									Site has no designations.										
HSP42																			
HSP43																			
HSP44																			
HSP45																			
HSP46																			
HSP47																			
HSP48																			
HSP49																			
HSP50																			
HSP51																			
HSP52																			
HSP53																			
HSP54																			
HSP55																			
HSP56																			
HSP57																			
HSP58																			
HSP59																			
HSP60																			
HSP61																			
HSP62																			
HSP63																			
HSP64																			
HSP 65																			
HSP66																			
HSP67		√				√			Site designated as open land and open space. School building on site.		√								Next to a listed building.
HSP68		√				√	√		Site designated as social and community facilities. Site designated as open land and open space.		√		√						TPOs on site. Next to a listed building.

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP1	Templemead							HSP1
HSP2	Wheatfield (off Fletcher Way)	0.194	11	7	14	11		HSP2
HSP3	Fletcher Way, opp Thriftfield							HSP3
HSP4	Fletcher Way							HSP4
HSP5	Marchmont Green							HSP5
HSP6	Allandale							HSP6
HSP7	Thumpers							HSP7
HSP8	Little Mimms							HSP8
HSP9	Queensway							HSP9
HSP10	Apollo Way							HSP10
HSP11	Allandale							HSP11
HSP12	Queensway							HSP12
HSP13	Queensway							HSP13
HSP13a	Queensway							HSP13a
HSP14	Queensway	0.176	5	7	11	9		HSP14
HSP15	Queensway							HSP15
HSP16	Normandy Court							HSP16
HSP17	St Pauls Road	0.026	11	1	2	1		HSP17
HSP18	Downside							HSP18
HSP19	Downside							HSP19
HSP20	St Pauls Road							HSP20
HSP21	Cattsdel							HSP21
HSP22	Thumpers							HSP22
HSP23	Thumpers							HSP23
HSP24	Thumpers							HSP24
HSP25	Thumpers							HSP25
HSP26	Randalls Rise							HSP26
HSP27	Bowyers							HSP27
HSP28	Randalls Rise							HSP28
HSP29	Taverners							HSP29
HSP30	Great Heart							HSP30
HSP31	Allandale							HSP31
HSP32	Typleden Close	0.148	7	9	16	12		HSP32
HSP33	Paston Road							HSP33
HSP34	Paston Road							HSP34
HSP35	Bowmans Court							HSP35
HSP36	Bathurst Road							HSP36
HSP37	Fletcher Way							HSP37
HSP38	Cambrian Way							HSP38
HSP39	Westerdale							HSP39
HSP40	Fletcher Way							HSP40
HSP41	Cattsdel/Fletcher Way	0.224	14	7	12	10		HSP41
HSP42	Malvern Way							HSP42
HSP43	Malvern Way							HSP43
HSP44	malvern Way							HSP44
HSP45	Mendip Way							HSP45
HSP46	Mendip Way							HSP46
HSP47	Mendip Way							HSP47
HSP48	Borrowdale Court							HSP48
HSP49	Eskdale Court							HSP49
HSP50	Wharfedale							HSP50
HSP51	Wharfedale							HSP51
HSP52	Wharfedale							HSP52

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP53	Sleddale							HSP53
HSP54	Wensleydale							HSP54
HSP55	Triton Way							HSP55
HSP56	Neptune Drive							HSP56
HSP57	Achilles Close							HSP57
HSP58	1 Jupiter Drive							HSP58
HSP59	Pallas Road							HSP59
HSP60	Jupiter Drive							HSP60
HSP61	Juno Road							HSP61
HSP62	Titan Road							HSP62
HSP63	Mimas Road							HSP63
HSP64	Dione Road							HSP64
HSP 65	St Pauls Road							HSP 65
HSP66	Corner Farm, Redbourn Road							HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	19	35	27		HSP 67
HSP 68	Land at Highfield house	0.17	11	6	12	9		HSP 68

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
HSP1								Overcoming barriers to delivery
HSP2			M-L	L	M-H		6-10 years	The site is currently an area of open, overgrown scrubland lined between residential Council properties. The site is likely to be able to accommodate a small scale residential scheme potentially flattened and likely to prove attractive to a local housebuilder. Planning issues are rights to light and overlooking from surrounding residential properties. The area is currently fenced off and looks like it could be in single ownership.
HSP3								
HSP4								
HSP5								
HSP6								
HSP7								
HSP8								
HSP9								
HSP10								
HSP11								
HSP12								
HSP13								
HSP13a								
HSP14			M-L	H	L		No Phasing	The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flattened scheme of a number of units. Likely to prove attractive to a local housebuilder.
HSP15								
HSP16								

Highfield St Pauls Ward

HSP17			M-L	M	M		No Phasing	The site is currently a storage facility for the adjacent junk shop - Williams. The site would be able to accommodate a small scale residential scheme attractive to a local housebuilder. There are likely to be issues around ownership from the adjacent store and also rights to light and overlooking issues from surrounding residential property. Small development costs associated with demolition of the existing structure.
HSP18								
HSP19								
HSP20								
HSP21								
HSP22								
HSP23								
HSP24								
HSP25								
HSP26								
HSP27								
HSP28								
HSP29								
HSP30								
HSP31								
HSP32			M-L	L	M		No Phasing	The site is one half of an open green play area lying in the middle of a large Council estate. The site will be able to accommodate several new residential dwellings but there are likely to be planning issues around loss of open space and children's' play amenity as well as rights to light and overlooking from surrounding residential properties. Access is poor and would need to be improved. Were the site to come forward for development it is likely to prove attractive to a local housebuilder.
HSP33								
HSP34								
HSP35								
HSP36								
HSP37								
HSP38								
HSP39								
HSP40								

Highfield St Pauls Ward

HSP41			M-L	M	M		No Phasing	The site is currently Hardings Renault car showroom and MOT centre. Several constraints to development here namely loss of employment and ownership issues on the site. Also ground contamination issues associated with the MOT centre along with rights to light and overlooking issues from surrounding residential properties. The site is prominently a corner site and may be attractive to local developers. Potential for some flatted development.
HSP42								
HSP43								
HSP44								
HSP45								
HSP46								
HSP47								
HSP48								
HSP49								
HSP50								
HSP51								
HSP52								
HSP53								
HSP54								
HSP55								
HSP56								
HSP57								
HSP58								
HSP59								
HSP60								
HSP61								
HSP62								
HSP63								
HSP64								
HSP 65								
HSP66								
HSP 67			M	M-H	M		6-10 years	The site is currently a primary school and school fields. Likely to be planning constraints including loss of education facility and amenity. Rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development it would be able to provide a small scale residential scheme of low to medium density houses.
HSP 68			M	L	M-H		No phasing	The site is open green scrubland next door to the adjacent primary school and will be able to accommodate a small residential block, likely to prove attractive to local housebuilders. Developer intention unknown.

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15		15+ years		No		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HSP1	Templemead																HSP1
HSP2	Wheatfield (off Fletcher Way)	0.194	11	U	N			7	14								HSP2
HSP3	Fletcher Way, opp Thriftfield																HSP3
HSP4	Fletcher Way																HSP4
HSP5	Marchmont Green																HSP5
HSP6	Allandale																HSP6
HSP7	Thumpers																HSP7
HSP8	Little Mimms																HSP8
HSP9	Queensway																HSP9
HSP10	Apollo Way																HSP10
HSP11	Allandale																HSP11
HSP12	Queensway																HSP12
HSP13	Queensway																HSP13
HSP13a	Queensway																HSP13a
HSP14	Queensway	0.176	5	U	N									7	11		HSP14
HSP15	Queensway																HSP15
HSP16	Normandy Court																HSP16
HSP17	St Pauls Road	0.026	11	U	N									1	2		HSP17
HSP18	Downside																HSP18
HSP19	Downside																HSP19
HSP20	St Pauls Road																HSP20
HSP21	Cattsdel																HSP21
HSP22	Thumpers																HSP22
HSP23	Thumpers																HSP23
HSP24	Thumpers																HSP24
HSP25	Thumpers																HSP25
HSP26	Randalls Rise																HSP26
HSP27	Bowyers																HSP27
HSP28	Randalls Rise																HSP28
HSP29	Taverners																HSP29
HSP30	Great Heart																HSP30
HSP31	Allandale																HSP31
HSP32	Typleden Close	0.148	7	U	N									9	16		HSP32
HSP33	Paston Road																HSP33
HSP34	Paston Road																HSP34
HSP35	Bowmans Court																HSP35
HSP36	Bathurst Road																HSP36
HSP37	Fletcher Way																HSP37
HSP38	Cambrian Way																HSP38
HSP39	Westerdale																HSP39
HSP40	Fletcher Way																HSP40
HSP41	Cattsdel/Fletcher Way	0.224	14	U	N									7	12		HSP41
HSP42	Malvern Way																HSP42
HSP43	Malvern Way																HSP43
HSP44	malvern Way																HSP44
HSP45	Mendip Way																HSP45
HSP46	Mendip Way																HSP46
HSP47	Mendip Way																HSP47
HSP48	Borrowdale Court																HSP48
HSP49	Eskdale Court																HSP49
HSP50	Wharfedale																HSP50
HSP51	Wharfedale																HSP51
HSP52	Wharfedale																HSP52

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15		15+ years		No		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HSP53	Sleddale																HSP53
HSP54	Wensleydale																HSP54
HSP55	Triton Way																HSP55
HSP56	Neptune Drive																HSP56
HSP57	Achilles Close																HSP57
HSP58	1 Jupiter Drive																HSP58
HSP59	Pallas Road																HSP59
HSP60	Jupiter Drive																HSP60
HSP61	Juno Road																HSP61
HSP62	Titan Road																HSP62
HSP63	Mimas Road																HSP63
HSP64	Dione Road																HSP64
HSP 65	St Pauls Road																HSP 65
HSP66	Corner Farm, Redbourn Road																HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	U	N			19	35								HSP 67
HSP 68	Land at Highfield house	0.17	11	G	N									6	12		HSP 68
					Total Urban	0	0	27	49	0	0	0	0	24	40		
					Total Greenfield	0	0	0	0	0	0	0	0	6	12		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	0	0	27	49	0	0	0	0	30	52		

Kings Langley 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					
KL1	Coniston Road	garage courts	surrounded by residential and open land. Some in bad condition		R			Garage courts in use. There are no plans currently to develop this site.	KL1			
KL2	Coniston Road	rear gardens	surrounded by residential and open land. Inaccessible		R			There are no current plans currently to develop these gardens.	KL2			
KL3	Coniston Road	green space	surrounded by residential and open space	0.398	A			Electricity substation on site.	KL3		G	N
KL4	Whitlars Drive	garage courts	surrounded by residential and open space. In average condition		R			Parking is needed. There are no plans currently to develop this site.	KL4			
KL5	Havelock Road	green space	surrounded by residential		R			Site has amenity value. There are no plans currently to develop this site.	KL5			
KL6	The Nap	builders yard & gardens to rear	surrounded by residential, open space and town centre. In good condition	0.169	A			Large site, potential to relocate yard	KL6		U	N
KL7	Hempstead Road	green space outside pub and hotel	surrounded by residential, pub, hotel and open space		R			Tree and quality open space issue. There are no plans currently to develop this site.	KL7			
KL8	Mill Lane/Waterside	green space surrounded by residential	surrounded by residential		R			Tree and overlooking issues. There are no plans currently to develop this site.	KL8			
KL9	Church Lane	Sunderland Estate	surrounded by residential and open space. Large site, very active		R			This site is to be retained in employment use.	KL9			
KL10	Church Lane/Alexandra Road	garage	Surrounded by residential and industrial estate. Active usage.	0.1	A			Garage has the potential to relocate.	KL10		U	N
KL11	Meadowbank	montessori school	surrounded by residential and open land		R			Social and community facility. There are no plans currently to develop this site.	KL11			
KL12	Alexandra Road	rear gardens?	surrounded by residential and industrial estate		R			Site is a buffer against industrial activity. There are no plans currently to develop this site.	KL12			
KL13	Willow Edge	garage and parking	surrounded by residential		R			Part of Willow Close development. There are no plans currently to develop this site.	KL13			
KL14	Jubilee Walk	housing- built out	surrounded by residential and open space		R			H43A, site is built out.	KL14			
KL15	Jubilee Walk	housing allocation site	surrounded by residential and open land	0.74	A			'Greenfield' Housing Allocation (H43)	KL15		U	N
KL16	Great Park	Pub Car Park			R			large area, potential to reduce bays. Rejected due to community use of car park.	KL16			
KL17	Church Lane	Private office parking and garage courts			R			Site space restrictions and quality of garage courts. The parking is well used. There are no plans currently to develop this site.	KL17			
KL18	off High Street (51)	Private parking			R			Retain town centre car parking	KL18			
KL19	off High Street (47)	Pub Car Park			R			space constraints/access	KL19			

Kings Langley 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					
KL20	off High Street (45)	Private parking			R			well used, space restrictions/access	KL20			
KL21	off High Street	Telephone Exchange		0.394	A			Site is in use. Graffiti. Potential rationalisation with substation and upholstery. Some TPOs. Consider with KL22	KL21		U	N
KL22	Little Hayes	Upholstery works and substation			R			Merged into KL21	KL22		U	N
KL23	Common Lane	Rear gardens behind fire station			R			need to resolve access issue	KL23			
KL24	Common Lane	Garage Courts to rear of commercial units			R			Garage courts in use. There are no plans currently to develop this site.	KL24			
KL25	Vicarage Lane	Denmark House & garden		0.057	A			Appears empty.	KL25		U	N
KL26	Vicarage Lane	Club & Car Park			R			Social community facility. There are no plans currently to develop this site.	KL26			
KL27	off Vicarage Lane	Works to rear of commercial units		0.134	A			Not specifically protected by Employment Land Study	KL27		U	N
KL28	Langley Hill	Car Park & Rear Gardens			R			Car park is heavily used. There are no plans currently to develop this site.	KL28			
KL29	High Street	Langley House Gardens			R			Private house and gardens. Hanley Primary Care Centre	KL29			
KL30	off Great Park	Scout Hall and Gardens			R			Community use. Hanley Primary Care Centre	KL30			
KL31	Great Park/Friars Way	Green Corner site			R			Amenity value, play area	KL31			
KL32	Palace Close	Garage Courts and Green Space			R			large site, good frontage to open space. Potential tree issue. Potential to reduce numbers. Consider with KL33 and KL34 to consolidate parking, release site for residential and play area	KL32			
KL33	Beechfield	Garage Courts			R			good frontage to open space, potential to reduce numbers. See KL32 and 34	KL33			
KL34	Beechfield	Garage Courts and Parking			R			Large site, good frontage to open space. Potential to reduce numbers. See KL32 and 33	KL34			
KL35	Vicarage Lane	Merrow Down etc. access issues			R			Rejected in order to retain gardens and due access issues. HCC are site owners and agents/promoters.	KL35			
KL36	Vicarage Lane				R			Duplicate of KL35	KL36			
KL37	Palace Close				R			Duplicate of KL32	KL37			

Kings Langley 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					
KL38	London Road	Doolittle Meadows	employment use	1.306	A			Employment land study does not offer strong protection for site- therefore suitable for residential use	KL38		U	N
KL39	London Road	Doolittle Meadows West Side, BT Offices			R			No intention on BT's part of vacating site	KL39			
KL40	Petrol filling station, Hempstead Road	Retail			R			Cllr Anderson is agent/promoter of scheme. Land has been promoted independent of land owners. Rejected as in active use and no landowner intention of development.	KL40			
KL41	Adj. Community Centre, Green Park	Community - Early years centre			R			DBC are site owners. Cllr Anderson is agent/promoter of scheme. However, DBC confirm not intended as a housing site.	KL41			
KL42	R/o Waterside Garages	Garage courts			R			Promoted by Cllr Anderson. Council-owned, but DBC confirm to be retained as garages	KL42			
KL43	Rectory Farm, Rectory Lane	Open land with some farm buildings used for commercial purposes.			R			Eastern part of the site is in flood zones 2, 3a. Site area reduced to avoid flood zone 3b. Herts Constabulary are agents/promoters. Site fails on greenfield suitability criteria.	KL43			
KL44	Site on Rucklers Lane		Site submission sent from John Mole		R			Site is in green belt. Rejected on greenfield suitability criteria grounds.	KL44			
KL45	Kings Langley	Farms	HCC has referenced KL 45 - KL 48 as one site		R			Rejected on PPG2 Green Belt criteria- preventing the coalescence of the free-standing settlements of Chipperfield and Kings Langley. HCC are site owners and agents/promoters. Aldo would fail on greenfield suitability criteria.	KL45			
KL46	Kings Langley	Farms	HCC has referenced KL 45 - KL 48 as one site		R			HCC are site owners and agents/promoters. Fails on greenfield site suitability criteria.	KL46			
KL47	Kings Langley - royal hunting lodge	Open land.	HCC has referenced KL 45 - KL 48 as one site		R			Flood zones 2, 3a and 3b cover part of the site. Scheduled Ancient Monument on site. HCC are owners and agents/promoters of site. Rejected on greenfield suitability criteria grounds.	KL47			

Kings Langley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	Open land		1.266	A			In flood zone 3b, reduced site size to take account of this. Owner of site is Punch Taverns, agent/promoter is Freeth Melhuish. 50 dwellings referred to. Forms part of "blue blob" site H/h 44.	KL 48		G	N
KL 49	Rucklers lane	Residential dwellings			R			Site appeared as one of a number of miscellaneous sites on mapping, but developer intention unknown and redevelopment of existing residential unviable	KL 49			

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	
KL1																								
KL2																								
KL3	√	√								Partially in the Green Belt. In Upper Gade Valley Character Area.														
KL4																								
KL5																								
KL6		√								In Upper Gade Valley Character Area.														
KL7																								
KL8																								
KL9																								
KL10		√								In Upper Gade Valley Character Area.														
KL11																								
KL12																								
KL13																								
KL14																								
KL15	√	√					√			Adjacent to Green Belt and open space. In Upper Gade Valley Character Area.														
KL16																								
KL17																								
KL18																								
KL19																								
KL20																								
KL21		√	√		√					Site is partially in in open land. In Upper Gade Valley Character Area. Site partially in a local centre.			√			√								Western edge of site is in a Conservation Area and an Area of Archeological Significance. Listed building next to the site.
KL22																								
KL23																								
KL24																								

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
KL25		√			√				Site adjacent to a Local Centre. In Upper Gade Valley Character Area.			√							Listed buildings on site. In Conservation Area. In area of archeological significance.
KL26																			
KL27		√			√				Site in Local Centre. In Upper Gade Valley Character Area.			√		√					In Conservation Area. In area of archeological significance. Listed buildings adjacent to the site. TPOs on site.
KL28																			
KL29																			
KL30																			
KL31																			
KL32																			
KL33																			
KL34																			
KL35																			
KL36																			
KL37																			
KL38		√	√	√					Site in General Employment Area. Site is partially in an Area covered by an Article 4 Direction. Site is partially designated as open land.	√	√								Site is partially in a Wildlife Site. Site is partially within Flood Zone 2, 3a and 3b.
KL39																			
KL 41																			
KL 43																			
KL44																			
KL45																			
KL46																			
KL47																			

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
KL48	√	√							Site is in the green belt. In Upper Gade Valley Character Area. Site is in an Area covered by an Article 4 Direction.	√								Site is partially within Flood Zone 2, 3a and 3b.

Kings Langley Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
KL1	Coniston Road							KL1
KL2	Coniston Road							KL2
KL3	Coniston Road	0.398	14	13	21	17		KL3
KL4	Whitlars Drive							KL4
KL5	Havelock Road							KL5
KL6	The Nap	0.169	9	7	16	11		KL6
KL7	Hempstead Road							KL7
KL8	Mill Lane/Waterside							KL8
KL9	Church Lane							KL9
KL10	Church Lane/Alexandra Road	0.1	9	4	10	7		KL10
KL11	Meadowbank							KL11
KL12	Alexandra Road							KL12
KL13	Willow Edge							KL13
KL14	Jubilee Walk							KL14
KL15	Jubilee Walk	0.74	14	24	39	32		KL15
KL16	Great Park							KL16
KL17	Church Lane							KL17
KL18	off High Street (51)							KL18
KL19	off High Street (47)							KL19
KL20	off High Street (45)							KL20
KL21	off High Street	0.394	6	9	17	13		KL21
KL22	Little Hayes							KL22
KL23	Common Lane							KL23
KL24	Common Lane							KL24
KL25	Vicarage Lane	0.057	3	2	4	3		KL25
KL26	Vicarage Lane							KL26
KL27	off Vicarage Lane	0.134	9	5	13	9		KL27
KL28	Langley Hill							KL28
KL29	High Street							KL29
KL30	off Great Park							KL30
KL31	Great Park/Friars Way							KL31
KL32	Palace Close							KL32
KL33	Beechfield							KL33
KL34	Beechfield							KL34
KL35	Vicarage Lane							KL35
KL36	Vicarage Lane							KL36
KL37	Palace Close							KL37
KL38	London Road	1.306	18	57	111	84		KL38
KL39	London Road							KL39
KL40	Petrol filling station, Hempstead Road							KL40
KL41	Adj. Community Centre, Green Park							KL41
KL42	R/o Waterside Garages							KL42
KL43	Rectory Farm, Rectory Lane							KL43
KL44	Site on Rucklers Lane							KL44
KL45	Kings Langley							KL45
KL46	Kings Langley							KL46
KL47	Kings Langley - royal hunting lodge							KL47
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	2	43	77	60		KL 48
KL 49	Rucklers lane							KL 49

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+)	
KL1								
KL2								
KL3			M	L-M	M		No phasing period	The site is currently an area of open green-land on the northern boundary of the urban settlement of King's Langley. The site is surrounded by low density residential housing, some Council housing. The site is also constrained by the presence of an electricity sub-station on the site. Any development brought here would be restricted by overlooking and rights to light from surrounding residential properties. Also access would need to be improved. The site would prove attractive to a local housebuilder. Developer intention unknown.
KL4								
KL5								
KL6			M-H	H	L		No Phasing	The site is a builder's yard in a residential area. Were the site to come forward for development, it is likely that any new residential scheme would be constrained by rights to light and overlooking issues from surrounding residential properties. Also access to the site would need to be improved. The site may be attractive to a local housebuilder. Owner's intentions unknown.
KL7								
KL8								
KL9								
KL10			M-H	M	M		No Phasing	The site is currently the KLMU's car centre. The site is being used as a car showroom and storage for vehicles. The site is likely to be constrained by various planning issues including loss of employment, relocation of existing businesses as well as rights to light and overlooking issues from surrounding properties. The site will be capable of providing a low density terraced scheme to mirror surrounding property. There may be some land remediation associated with the car storage uses and there will be some development costs associated with demolition of the existing structures on site. Developer's intentions unknown.
KL11								
KL12								
KL13								
KL14								

Kings Langley Ward

								The site is open land behind an existing residential area. Access would be from Watford Road. Likely to be attractive to a local or regional housebuilder. There would be few costs associated with development of the open land here. Policy supports housing, developer intention exists.
KL15			M-L	M-L	M		0-5 years	
KL16								
KL17								
KL18								
KL19								
KL20								
KL21			M-H	H	L-M		No phasing period	The site is predominantly a telephone exchange, not sure if the building is still currently operational as windows are shuttered. The site would be capable of providing a small scale residential scheme of flatted apartments. Possible conversion potential from the existing building. There are likely to be issues that constrain development on this site including loss of the exchange and relocation of the business. Also the high development costs associated with demolition of the existing building. The site is likely to be in single ownership and access would need to be improved before any residential development could take place. Developer intention unknown.
KL22								
KL23								
KL24								
KL25			M-H	H	L		No Phasing	The site is currently a large bungalow set within its own private garden. There are likely to be planning considerations regarding the ownership of the property as well as rights to light and overlooking issues from surrounding residential properties should the site come forward for residential development. It is unlikely to provide many more than 2-3 new residential units given the densities of the surrounding properties. Developer intentions unknown.
KL26								
KL27			M-H	M	M		No phasing period	The site is a private road and associated parking spaces and various sheds behind the retail parade bordering the main King's Langley High Street. The site is likely to be in multiple ownerships and is relatively constrained for new development. Access would need to be improved and there may be planning issues relating to overlooking and rights to light from surrounding residential properties. The site may be able to provide a number of residential units but values may suffer as the area is right behind service entry to local shops. Developer intention unknown.
KL28								
KL29								
KL30								

Kings Langley Ward

KL31								
KL32								
KL33								
KL34								
KL35								
KL36								
KL37								
KL38			M	M-H	M		No Phasing	The site is currently the Doolittle Business Park incorporating Hertfordshire County Council office premises. Existing use would need to be relocated and demolition of existing structure may raise development costs. The site is likely to be attractive to a regional or local housebuilder. Developer intention unknown, but Employment Land Study does not offer specific policy protection as employment site.
KL39								
KL40								
KL41								
KL42								
KL43								
KL44								
KL45								
KL46								
KL47								
KL 48			M	M	M		6-10 years	The site is currently an area of open scrubland lying adjacent to the railway line and the main A road through Kings Langley. The site would be capable of providing a small scale residential scheme. There may be planning issues around noise nuisance from the railway line. The site is likely to prove attractive to local housebuilder. Developer intention exists.
KL 49								

Kings Langley Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
KL1	Coniston Road																KL1
KL2	Coniston Road																KL2
KL3	Coniston Road	0.398	14	G	N									13	21		KL3
KL4	Whitlars Drive																KL4
KL5	Havelock Road																KL5
KL6	The Nap	0.169	9	U	N									7	16		KL6
KL7	Hempstead Road																KL7
KL8	Mill Lane/Waterside																KL8
KL9	Church Lane																KL9
KL10	Church Lane/Alexandra Road	0.1	9	U	N									4	10		KL10
KL11	Meadowbank																KL11
KL12	Alexandra Road																KL12
KL13	Willow Edge																KL13
KL14	Jubilee Walk																KL14
KL15	Jubilee Walk	0.74	14	U	N	24	39										KL15
KL16	Great Park																KL16
KL17	Church Lane																KL17
KL18	off High Street (51)																KL18
KL19	off High Street (47)																KL19
KL20	off High Street (45)																KL20
KL21	off High Street	0.394	6	U	N									9	17		KL21
KL22	Little Hayes																KL22
KL23	Common Lane																KL23
KL24	Common Lane																KL24
KL25	Vicarage Lane	0.057	3	U	N									2	4		KL25
KL26	Vicarage Lane																KL26
KL27	off Vicarage Lane	0.134	9	U	N									5	13		KL27
KL28	Langley Hill																KL28
KL29	High Street																KL29
KL30	off Great Park																KL30
KL31	Great Park/Friars Way																KL31
KL32	Palace Close																KL32
KL33	Beechfield																KL33
KL34	Beechfield																KL34
KL35	Vicarage Lane																KL35
KL36	Vicarage Lane																KL36
KL37	Palace Close																KL37
KL38	London Road	1.306	18	U	N									57	111		KL38
KL39	London Road																KL39
KL40	Petrol filling station, Hempstead Road																KL40
KL41	Adj. Community Centre, Green Park																KL41
KL42	R/o Waterside Garages																KL42
KL43	Rectory Farm, Rectory Lane																KL43
KL44	Site on Rucklers Lane																KL44
KL45	Kings Langley																KL45
KL46	Kings Langley																KL46
KL47	Kings Langley - royal hunting lodge																KL47
KL 48	Open land surrounding Red Lion PH, Nash Mills Lane	1.266	2	G	N			43	77								KL 48
KL 49	Rucklers lane																

Kings Langley Ward

					Total Urban	24	39	0	0	0	0	0	0	86	171		
					Total Greenfield	0	0	43	77	0	0	0	0	13	21		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	24	39	43	77	0	0	0	0	99	192		

Leverstock Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
LG1	Highland Drive	garage courts	close to main road		R			Garage courts are in good condition. There are currently no plans to develop this site.	LG1			
LG2	Highland Drive	garage courts	good end site, close to main road		R			In good condition, potetntial noise issues close to roundabout. There are currently no plans to develop this site.	LG2			
LG3	Pelham Court	garage courts	large site close to main road. Garage courts in use		R			No parking elsewhere. There are currently no plans to develop this site.	LG3			
LG4	Woolmer Drive	garage courts	large site, good road frontage, close to open space		R			Garage courts in good condition. There are currently no plans to develop this site.	LG4			
LG5	Datchworth Turn	garage courts	small site, close to open space and surrounded by residential		R			Garage courts in use and in good condition. There are currently no plans to develop this site.	LG5			
LG6	St Margaret's Way	garage courts	large site, surrounded by existing and future residential, close to open space. Some in poor condition.		R			Space constraints. There are currently no plans to develop this site.	LG6			
LG7	Datchworth Turn	garage courts	small site with good road frontage, next to future housing site		R			Garage courts in good condition. There are currently no plans to develop this site.	LG7			
LG8	Micklefield Road	garage courts	small site enclosed by residential		R			Garage courts are in good condition & in use. There are currently no plans to develop this site.	LG8			
LG9	Micklefield Road	garage courts	small site enclosed by residential		R			In good condition & in use. There are currently no plans to develop this site.	LG9			
LG10	Poynders Hill	garage courts	relatively large site, surrounded by residential. Some development ongoing adjacent to garage courts. Some courts in bad condition		R			There are currently no plans to develop this site. However there is opportunity to reduce numbers.	LG10			
LG11	Tewin Road	garage courts	small site enclosed by residential		R			Garage courts are in good condition and in use. There are currently no plans to develop this site.	LG11			
LG12	Tewin Road	garage courts	small site enclosed by residential		R			Garage courts are in use. There are currently no plans to develop this site.	LG12			
LG13	Cumberlow Place	garage courts	small site, surrounded by residential and open land		R			Garage courts are in use, no other parking. There are currently no plans to develop this site.	LG13			
LG14	Burleigh Road	garage courts	narrow site, enclosed by residential		R			Garage courts in good condition. There are currently no plans to develop this site.	LG14			
LG15	Micklefield Road	garage courts	end site with road frontage, close to future housing site		R			in good condition, but good potential as a corner site - further investigation	LG15			
LG16	Westwick Farm, Pancake Lane	Open land with some farm buildings		1.6	A			'Greenfield' Housing Allocation (H42)	LG16		G	N

Leverstock Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
LG17	Leaside	garage courts & garage works	some dumping evident, garage works in use. Garage courts in average condition. Large site within local centre		R			Garage courts are in use. There are currently no plans to develop this site.	LG17			
LG18	Brickmakers Lane	garage courts	long narrow site surrounded by residential. A little dumping evident		R			Reject as garage courts are in use. However there is potential to reduce garage court numbers. There are currently no plans to develop this site.	LG18			
LG19	Ritcroft Street	garage courts	large site, surrounded by residential		R			Under construction	LG19	10 units u/c under 685/05.		
LG20	Rant Meadow	garage courts	good corner site, surrounded by residential. Some garage courts in poor condition		R			Potential to reduce garage court numbers. However there are currently no plans to develop this site, therefore reject.	LG20			
LG21	St David's Close	Old building	attractive old building and gardens, near to local centre		R			listed & architectural merit. There are no intentions to develop this site.	LG21			
LG22	Northend	garage courts	large end site with good open space frontage. Housing already complete on part of site		R			no info on use available - reject but may have future potential.	LG22			
LG23	Lismore	garage courts	small site, surrounded by residential		R			no info on use available - reject but may have future potential.	LG23			
LG24	Arran Close	garage courts	large site surrounded by residential, good frontage to open space. Some empty		R			no info on use available - reject but may have future potential.	LG24			
LG25	Stronsay	garage courts	small site surrounded by residential		R			no info on use available - reject but may have future potential.	LG25			
LG26	Northend	garage courts	large site surrounded by residential, good frontage to open space.		R			no info on use available - reject but may have future potential.	LG26			
LG27	Northend	green space	quality green space surrounded by residential		R			Site has value as amenity space. There are currently no plans to develop this site.	LG27			
LG28	Taransey	garage courts	good end site surrounded by residential and fronting open space		R			most garage courts in good condition but potential to reduce numbers. There are currently no plans to develop this site.	LG28			
LG29	Tree Close	garage courts	end site fronting open space. House already built		R			no info on use available - reject but may have future potential. There are currently no plans to develop this site.	LG29			
LG30	Rathlin	garage courts	small site with good road frontage		R			Garage courts in good condition. There are currently no plans to develop this site.	LG30			
LG31	Rathlin	garage courts	good large end site fronting open space, close to open land and residential		R			Residential units already built on the site.	LG31			
LG32	Barra Close	garage courts	end site surrounded by residential. In average/poor condition, some empty		R			no info on use available - reject but may have future potential? There are currently no plans to develop this site.	LG32			

Leverstock Green Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
LG33	Westray	garage courts	end site surrounded by residential. A little evidence of dumping, mostly in good condition		R			no info on use available - reject but may have future potential? There are currently no plans to develop this site.	LG33			
LG34	Belsize Close	garage courts	large site, surrounded by residential, garage courts in active use		R			There is a lot of activity on the site. There are currently no plans to develop this site.	LG34			
LG35	Acorn Road	garage courts	corner site close to local playground, courts in good condition		R			Site is in use. There are currently no plans to develop this site.	LG35			
LG36	Green Lane (13-25) see LG17	rear gardens	large site with good access to town centre. Development could occur leaving still substantial rear gardens		R			large area, access may be through LG17 (treat LG17 and 36 together potential to merge). Reject as exisintg gardens in use - no known intentions to develop.	LG36			
LG37	Leverstock Green Road	Parking	community centre parking, large site within centre, not well supported		R			Parking well used.	LG37			
LG38	Leverstock Green Road	Pub car parking	site area not fully maximised, good site within town centre		R			Parking well used therefore reject. However there is potential for parking consolidation - potential to merge with other car parking. There are currently no plans to develop this site.	LG38			
LG39	Leverstock Green Road	car parking	parking in front of shopping area, frontage to roas		R			Well used car park. There are currently no plans to develop this site.	LG39			
LG40	Leverstock Green Road	rear gardens			R			Site has difficulties with access, and comprises existing well-used gardens. There are no current intentions to develop this site.	LG40			
LG41	Buncefield Lane	Open Land	housing allocation site	3.58	A			'Greenfield' Housing Allocation (H38)	LG41		G	N
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	Leverstock Green Lawn Tennis Club	Loss of Open Land	1.15	A			Leverstock Green Lawn Tennis Club are owners. PJ Lawson are agents/promoters.	LG42		U	N
LG43	Pancake Lane	Football ground			R			Well used facility, retain facility.	LG43			
LG44	Site to the south of Green Lane	Agricultural land		2.03	A				LG44		G	N
LG45	Leverstock Green Road	Open space			R			Rejected in order to maintain community amenity,	LG45			
LG46	Leverstock Green Road	Petrol filling station		0.15	A				LG46		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	Additional Comments
LG1																			
LG2																			
LG3																			
LG4																			
LG5																			
LG6																			
LG7																			
LG8																			
LG9																			
LG10																			
LG11																			
LG12																			
LG13																			
LG14																			
LG15																			
LG16			√				√		Site on open space and open land.			√							Sites is in area of archeological significance. Site is slightly on open land.
LG17																			
LG18																			
LG19																			
LG20																			
LG21																			
LG22																			
LG23																			
LG24																			
LG25																			
LG26																			
LG27																			
LG28																			
LG29																			
LG30																			
LG31																			
LG32																			
LG33																			

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	
LG34																			
LG35																			
LG36																			
LG37																			
LG38																			
LG39																			
LG40																			
LG41		√				√			Site is next to two areas of open land and open space.										
LG42		√				√			Site is in open land and open space.										
LG43																			
LG44		√							Site is in open land and open space.		√							Sites is in area of archeological significance. Site is slightly on open land.	
LG45																			
LG46				√					Site is in local centre.										

Leverstock Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
LG1	Highland Drive							LG1
LG2	Highland Drive							LG2
LG3	Pelham Court							LG3
LG4	Woolmer Drive							LG4
LG5	Datchworth Turn							LG5
LG6	St Margaret's Way							LG6
LG7	Datchworth Turn							LG7
LG8	Micklefield Road							LG8
LG9	Micklefield Road							LG9
LG10	Poynders Hill							LG10
LG11	Tewin Road							LG11
LG12	Tewin Road							LG12
LG13	Cumberlow Place							LG13
LG14	Burleigh Road							LG14
LG15	Micklefield Road							LG15
LG16	Westwick Farm, Pancake Lane	1.6	2	54	98	76		LG16
LG17	Leaside							LG17
LG18	Brickmakers Lane							LG18
LG19	Ritcroft Street							LG19
LG20	Rant Meadow							LG20
LG21	St David's Close							LG21
LG22	Northend							LG22
LG23	Lismore							LG23
LG24	Arran Close							LG24
LG25	Stronsay							LG25
LG26	Northend							LG26
LG27	Northend							LG27
LG28	Taransey							LG28
LG29	Tree Close							LG29
LG30	Rathlin							LG30
LG31	Rathlin							LG31
LG32	Barra Close							LG32
LG33	Westray							LG33
LG34	Belsize Close							LG34
LG35	Acorn Road							LG35
LG36	Green Lane (13-25) see LG17							LG36
LG37	Leverstock Green Road							LG37
LG38	Leverstock Green Road							LG38
LG39	Leverstock Green Road							LG39
LG40	Leverstock Green Road							LG40
LG41	Buncefield Lane	3.58	2	122	218	170		LG41
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	1.15	2	39	70	55		LG42
LG43	Pancake Lane							LG43
LG44	Site to the south of Green Lane	2.026	2	69	124	96		LG44
LG45	Leverstock Green Road							LG45
LG46	Leverstock Green Road	0.1469	7	9	15	12		LG46

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+)	
LG1								
LG2								
LG3								
LG4								
LG5								
LG6								
LG7								
LG8								
LG9								
LG10								
LG11								
LG12								
LG13								
LG14								
LG15								
LG16			M-H	L	M-H		6-10 years	Site is currently an operational farm and surrounding agricultural fields. Subject to an adopted development brief for 50 units. Farm looks in a state of disrepair, although functional and may be conducive to new residential development. Site access would need to be improved and major service infrastructure would need to be provided. Site would be capable of providing a small scale resi scheme of low density dwellings. May prove attractive to a regional developer. Single ownership, developer intention exists.
LG17								
LG18								
LG19								
LG20								
LG21								
LG22								
LG23								
LG24								
LG25								
LG26								
LG27								
LG28								
LG29								
LG30								
LG31								
LG32								
LG33								
LG34								
LG35								

Leverstock Green Ward

LG36								
LG37								
LG38								
LG39								
LG40								
LG41			M-H	L	M		0-5 years	Site is open agricultural land to the eastern edge of the urban settlement. Subject to adopted development brief for 80 units. Site would be capable of providing a medium scale residential scheme. Planning constraints may include rights to light and overlooking issues, loss of agricultural land. Site would need extensive service infrastructure provision and access improvement from a narrow single track B road. Site may prove attractive to a regional or national housebuilder. Developer intention exists.
LG42			M-H	L	M		6-10 years	Site is currently a group of tennis courts with a car park and a small amount of open shrub land. Tennis club is private therefore not a loss of public amenity. Policy opposition to loss of designated open land. In medium-quality residential area, access is very good off Northend Road. Low demolition costs.
LG43								
LG44			M-H	L	M		No Phasing	Site is open agricultural land to the eastern edge of the urban settlement. Site would be capable of providing a medium scale residential scheme. Planning constraints may include rights to light and overlooking issues, loss of agricultural land and development in the green belt. Site would need extensive service infrastructure provision and access improvement from a narrow single track B road. Site may prove attractive to a regional or national housebuilder.
LG45								
LG46			M-H	H	M		0-5 years	Disused petrol station in medium value residential area. Good access of Leverstock Green Road. High costs due to demolition of existing building and possible contamination. Could provide a small to medium sized residential development. Delivery depends on relocation of existing business.

Leverstock Green Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
LG1	Highland Drive																LG1
LG2	Highland Drive																LG2
LG3	Pelham Court																LG3
LG4	Woolmer Drive																LG4
LG5	Datchworth Turn																LG5
LG6	St Margaret's Way																LG6
LG7	Datchworth Turn																LG7
LG8	Micklefield Road																LG8
LG9	Micklefield Road																LG9
LG10	Poynders Hill																LG10
LG11	Tewin Road																LG11
LG12	Tewin Road																LG12
LG13	Cumberlow Place																LG13
LG14	Burleigh Road																LG14
LG15	Micklefield Road																LG15
LG16	Westwick Farm, Pancake Lane	1.6	2	G	N	54	98										LG16
LG17	Leaside																LG17
LG18	Brickmakers Lane																LG18
LG19	Ritcroft Street																LG19
LG20	Rant Meadow																LG20
LG21	St David's Close																LG21
LG22	Northend																LG22
LG23	Lismore																LG23
LG24	Arran Close																LG24
LG25	Stronsay																LG25
LG26	Northend																LG26
LG27	Northend																LG27
LG28	Taransey																LG28
LG29	Tree Close																LG29
LG30	Rathlin																LG30
LG31	Rathlin																LG31
LG32	Barra Close																LG32
LG33	Westray																LG33
LG34	Belsize Close																LG34
LG35	Acorn Road																LG35
LG36	Green Lane (13-25) see LG17																LG36
LG37	Leverstock Green Road																LG37
LG38	Leverstock Green Road																LG38
LG39	Leverstock Green Road																LG39
LG40	Leverstock Green Road																LG40
LG41	Buncefield Lane	3.58	2	G	N	122	218										LG41
LG42	Land at Leverstock Green Lawn Tennis Club, Grasmere Close	1.15	2	U	N			39	70								LG42
LG43	Pancake Lane																LG43
LG44	Site to the south of Green Lane	2.026	2	G	N									69	124		LG44
LG45	Leverstock Green Road																LG45
LG46	Leverstock Green Road	0.1469	7	U	N	9	15										LG46
					Total Urban	9	15	39	70	0	0	0	0	0	0		

Leverstock Green Ward

					Total Greenfield	176	316	0	0	0	0	0	0	0	69	124		
					Total >5ha	0	0	0	0	0	0	0	0	0	0	0		
					Total	185	331	39	70	0	0	0	0	0	69	124		

Nash Mills 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					
NM1	Fairway	green space	large corner site. Close to local centre and employment area. Possible amenity issue		R			Mature trees on site. Visibility for junction. Site used for amenity purposes.	NM1			
NM2	off Fairway (2-22)	rear gardens	large site with good access to local centre		R			Access issues/landlocked.	NM2			
NM3	Barnacres Road	garage courts	small site, surrounded by residential, close to local centre		R			Garage courts are in good condition. Retain parking use	NM3			
NM4	off Georgewood Road (29-39)	rear gardens	large site, good frontage to open space		R			Site has access issues. There are currently no plans to develop these rear gardens.	NM4			
NM5	Highbarns	garage courts	large site, close to school, residential and local centre. Some garage courts empty		R			Garage courts are in good condition. Retain parking use	NM5			
NM6	Highbarns	garage courts	good size site, good frontage to open space, close to residential, school and open space		R			Garage courts are in good condition. Retain parking use	NM6			
NM7	Chambersbury Lane	garage courts and parking	large site, surrounded by residential, close to open space		R			Garage courts are in good condition. Retain parking use	NM7			
NM8	Chambersbury Lane	garage courts and rear gardens	small site, surrounded by residential, close to local centre		R			Garage courts are in good condition. Retain parking use	NM8			
NM9	Meadow Road	garage courts	large site, good frontage to open space		R			Garage courts are in good condition. Retain parking use	NM9			
NM10	Silverthorn Drive	vacant space and rear gardens	large site, good frontage to open space, inaccessible to visit, house on site not shown on OS map		R			Existing back gardens. Retain amenity value.	NM10			
NM11	Highclere Drive	green space	dense woodland surrounded by large residential properties and open space		R			Amenity value of woodland	NM11			
NM12	Market Oak Lane	garage courts	large site surrounded by residential and open space		R			Garage courts are in good condition. Retain parking use	NM12			
NM13	Former Sappi Nash Mills	Vacant paper mill, parking area and open land	Strategic Site	6.653	A			Suggested through earlier UCS consultation. ELS states suitable for employment as long as occupied by Sappi, which it no longer is. Site affected by flood zones 2, 3a and 3b (developable site area reduced to exclude zone 3b)	NM13	Developer interest in housing on the site. Site being promoted by CGMS Ltd. No planning application.	U	Y
NM14	Belswains Lane	residential units and rear gardens	large site, surrounded by employment land. Close to local centre		R			Under construction	NM14			
NM15	The Cart Track	Builders Yard	large unattractive site in local centre	0.45	A			looks active (link with NM15, NM16, NM17)	NM15		U	N
NM16	Pinecroft	substation	large site within local centre		R			Merged into NM15	NM16			
NM17	Pinecroft	warehouse	large unattractive site within local centre		R			Merged into NM15	NM17			
NM18	Pinecroft	garage courts	large site within local centre, see also BE19		R			Garage courts are in good condition. Retain parking use	NM18			
NM19	The Denes	Parking	parking area not fully utilised		R			Retain parking use	NM19			
NM20	Hill Common	garage courts	large corner site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM20			

Nash Mills 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					
NM21	Mill Close	garage courts	large site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM21			
NM22	Mill Close	garage courts	large site surrounded by residential		R			Garage courts are in good condition. Retain parking use	NM22			
NM23	Sappi (UK), Nash Mills (Area A)	Land associated with vacant former paper mill	Employment designation		R			Merged into site NM13	NM23			
NM24	Sappi (UK), Nash Mills (Area B)	Land associated with vacant former paper mill	Employment designation		R			Merged into site NM13	NM24			
NM25	Nash Mills GEA - duplicate of NM23				R			Duplicate of NM23	NM25			
NM26	Former Texaco PFS, Two Waters Road	GEA and local centre designation			R			Duplicate of CH32	NM26			
NM27	Silverthorn Drive	Housing			R			Built out	NM27			
NM28	Bunkers Hill Open space	Open space			R			Rejected in order to maintain local amenity space.	NM28			

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
NM1																			
NM2																			
NM3																			
NM4																			
NM5																			
NM6																			
NM7																			
NM8																			
NM9																			
NM10																			
NM11																			
NM12																			
NM13	√	√	√	√					Next to an area of open land. Site is partially in green belt. Site is partially designated as a General Employment Area. Adjacent to an area covered by an Article 4 Direction.	√	√				√				Site is on the edge of a Wildlife site. Partially in Flood zone 3a, 2 and 3b. Part of the site includes improvements to footpath network and cycle route.
NM14																			
NM15					√				Site is in local centre.										
NM16																			
NM17																			
NM18																			
NM19																			
NM20																			
NM21																			
NM22																			
NM23																			
NM24																			
NM25																			
NM26																			
NM27																			

Nash Mills Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
NM1	Fairway							NM1
NM2	off Fairway (2-22)							NM2
NM3	Barnacres Road							NM3
NM4	off Georgewood Road (29-39)							NM4
NM5	Highbarns						small site	NM5
NM6	Highbarns							NM6
NM7	Chambersbury Lane							NM7
NM8	Chambersbury Lane							NM8
NM9	Meadow Road							NM9
NM10	Silverthorn Drive							NM10
NM11	Highclere Drive							NM11
NM12	Market Oak Lane							NM12
NM13	Former Sappi Nash Mills	6.653	L	166	233	200		NM13
NM14	Belswains Lane							NM14
NM15	The Cart Track	0.45	6	11	20	15		NM15
NM16	Pinecroft							NM16
NM17	Pinecroft							NM17
NM18	Pinecroft							NM18
NM19	The Denes							NM19
NM20	Hill Common							NM20
NM21	Mill Close							NM21
NM22	Mill Close							NM22
NM23	Sappi (UK), Nash Mills (Area A)							NM23
NM24	Sappi (UK), Nash Mills (Area B)							NM24
NM25	Nash Mills GEA - duplicate of NM23							NM25
NM26	Former Texaco PFS, Two Waters Road							NM26
NM27	Silverthorn Drive							NM27

Site Ref.	Availability		Achievability				Deliverability / Developability	
	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+)	
NM1								Overcoming barriers to delivery
NM2								
NM3								
NM4								
NM5								
NM6								
NM7								
NM8								
NM9								
NM10								
NM11								
NM12								
NM13			M	H	M-H		0-5 years	The site is currently a partly utilised and partly vacant factory comprising single and double storey sheds and industrial storage facilities. High development costs associated with bringing this site forward given some demolition and land remediation may be needed. Were it to come forward for development able to provide a medium scale residential scheme. Likely to be some rights to light and overlooking issues from residential properties to the north. Developer intention exists.
NM14								
NM15			M	H	L-M		No phasing period	The site is a collection of different uses including electricity sub-station, a building material supply yard along with servicing of leisure vehicles. The site will require extensive land remediation along with the relocation of the electricity sub-station (although this could be built around). Were the site to come forward for development, it is likely to be able to provide several residential units, some possibly flatted. Likely to appeal to a local housebuilder. Developer intentions unknown.
NM16								
NM17								
NM18								
NM19								
NM20								
NM21								
NM22								
NM23								
NM24								

Nash Mills Ward

NM25								
NM26								
NM27								

Nash Mills Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
NM1	Fairway																NM1
NM2	off Fairway (2-22)																NM2
NM3	Barnacres Road																NM3
NM4	off Georgewood Road (29-39)																NM4
NM5	Highbarns																NM5
NM6	Highbarns																NM6
NM7	Chambersbury Lane																NM7
NM8	Chambersbury Lane																NM8
NM9	Meadow Road																NM9
NM10	Silverthorn Drive																NM10
NM11	Highclere Drive																NM11
NM12	Market Oak Lane																NM12
NM13	Former Sappi Nash Mills	6.653	L	U	Y	166	233										NM13
NM14	Belswains Lane																NM14
NM15	The Cart Track	0.45	6	U	N									11	20		NM15
NM16	Pinecroft																NM16
NM17	Pinecroft																NM17
NM18	Pinecroft																NM18
NM19	The Denes																NM19
NM20	Hill Common																NM20
NM21	Mill Close																NM21
NM22	Mill Close																NM22
NM23	Sappi (UK), Nash Mills (Area A)																
NM24	Sappi (UK), Nash Mills (Area B)																
NM25	Nash Mills GEA - duplicate of NM23																NM25
NM26	Former Texaco PFS, Two Waters Road																NM26
NM27	Silverthorn Drive																NM27
					Total Urban	166	233	0	0	0	0	0	0	11	20		
					Total Greenfield	0	1	2	3	4	5	6	7	8	9		
					Total >5ha	166	233	0	0	0	0	0	0	0	0		
					Total	166	233	0	0	0	0	0	0	11	20		

Northchurch Ward

Site Ref.	Name / Address	Current Use	Description	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
N1	Alma Road/ Duncombe Road	Pub Garden	Well maintained, surrounded by residential	0.14	A				N1		U	N
N2	Egglesfield Close	Housing Allocation, built out	surrounded by residential and community uses		R			Built out	N2			
N3	Applecroft	Housing Allocation, built out	surrounded by residential and community uses		R			Built out	N3			
N4	Covert Road	Chalet Park	Well kept and actively used		R			Retain existing residential use	N4			
N5	Lyme Avenue	Large rear gardens	Inaccessible gardens, no potential for development without N4		R			Retain existing residential use	N5			
N6	High Street/ Park Rise	Green space	end site with good potential		R			Site has tree issues, amenity green space. There are currently no plans to develop this site.	N6			
N7	Emerton Garth	Garage Courts	Well maintained and in use		R			Retain for parking	N7			
N8	Brakynbery	Green space	Quality green space, surrounded by residential		R			Well kept, potential overlooking issues, amenity green space. There are currently no plans to develop this site.	N8			
N9	Chapel Crofts	Large rear garden	Large garden, good condition, surrounded by residential		R			There are currently no plans to develop this back garden.	N9			
N10	Durrants Lane	Egerton Rothesay School			R			Merged into N13	N10			
N11	Old Grey Mare	Pub			R			Built out	N11			
N12	New Road	Rear Gardens			R			Built out	N12			
N13	Land at Egerton Rothesay School, Durrants Lane	Housing	Larger site than H37. Extends into open land.	5.3	A			Site expanded to include H37 (N10). HCC, Egerton Rothesay School and Taylor Wimpey are site owners. Woolf Bond are agents/promoters. Site retained due to it forming a housing allocation, otherwise it would fail on greenfield site suitability criteria.	N13		G	Y
N14	Land at Darfield, Shootersway/Darrs Lane				R			Site is in an AONB.Mrs J Henry is owner and Phillips Planning Services are agents/promoters.	N14			
N15	Land west of Durrants Lane	Open land	Open, agricultural land	5.899	A	Green belt			N15		G	Y
N16	Land west of New Road	Open land	Open land between the Grand Union Canal and next to the railway line	1.933	A	Green belt			N16		G	N
N17	Land east of Pea Lane	Open land	Open, agricultural land		R	Green belt, AONB		Site rejected as it lies within an AONB	N17			
N18	Land east of The Larches	Open land	Housing allocation site Be/h15		R	Green belt, AONB		Site rejected as it lies within an AONB	N18			
N19	Land south of Covert Road	Open land	Housing allocation site Be/h15		R	Green belt, AONB		Site rejected as it lies within an AONB	N19			

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
N1											√								Listed buildings are next to site. In conservation area.
N2																			
N3																			
N4																			
N5																			
N6																			
N7																			
N8																			
N9																			
N10																			
N11																			
N12																			
N13	√		√				√		Site next to green belt. Site is partially designated as open land and open space.		√								In area of archeological significance.
N14																			
N15	√	√							In green belt. In Upper Bulbourne Valley Character Area.										
N16	√	√					√		In Upper Bulbourne Valley Character Area. Site is next to open space.										
N17																			
N18																			
N19																			

Northchurch Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
N1	Alma Road/ Duncombe Road	0.14	11	5	10	8		N1
N2	Egglesfield Close	0						N2
N3	Applecroft	0						N3
N4	Covert Road	0						N4
N5	Lyme Avenue	0						N5
N6	High Street/ Park Rise	0						N6
N7	Emerton Garth	0						N7
N8	Brakynbery	0						N8
N9	Chapel Crofts	0						N9
N10	Durrants Lane	0						N10
N11	Old Grey Mare	0						N11
N12	New Road	0						N12
N13	Land at Egerton Rothersay School, Durrants Lane	5.3	L	133	186	159		N13
N14	Land at Darfield, Shootersway/Darrs Lane	0						N14
N15	Land west of Durrants Lane	5.899	L	147	206	177		N15
N16	Land west of New Road	1.933	14	64	102	83		N16
N17	Land east of Pea Lane							N17
N18	Land east of The Larches							N18
N19	Land south of Covert Road							N19

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
N1	Single	L		M-L	M	H	No phasing period	This is the large garden of a pub. Redevelopment of this site would be dependent on it being brought forward by the existing owners. There is significant potential for a portion of the site to come forward for development. There may be planning policy and local objections to the development on this garden. Access to the site would need to be improved. The main barriers to delivery will be ownership and access.
N2								
N3								
N4								
N5								
N6								
N7								
N8								
N9								
N10								
N11								
N12								
N13	Multiple	H		M-L	M	H	6-10 years	This is a large greenfield site that includes the Egerton-Rothesay school. Greenfield housing allocation H37. If the school were to be redeveloped/demolished, development costs would increase. There are few constraints on the rest of the site. If it came forward for development, the site would be attractive to a national housebuilder. Developer intention exists.
N14								
N15				L	M	H	6-10 years	Site consists of open agricultural land to the west of Durrants Lane. Site located on valley side. Site is close to the High Street, so could represent a sustainable development option. There may be planning policy objections due to development on green belt land. This site may be attractive to a regional housebuilder. Developer intention exists.
N16				L	M	H	6-10 years	Site consists of open land between the Grand Union Canal and next to the railway line. There may be noise issues from the railway. Developer intention exists.
N17								

Northchurch Ward

N18								
N19								

Northchurch Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
N1	Alma Road/ Duncombe Road	0.14	11	U	N									5	10		N1
N2	Egglesfield Close	0															N2
N3	Applecroft	0															N3
N4	Covert Road	0															N4
N5	Lyme Avenue	0															N5
N6	High Street/ Park Rise	0															N6
N7	Emerton Garth	0															N7
N8	Brakynbery	0															N8
N9	Chapel Crofts	0															N9
N10	Durrants Lane	0															N10
N11	Old Grey Mare	0															N11
N12	New Road	0															N12
N13	Land at Egerton Rothersay School, Durrants Lane	5.3	L	G	Y			133	186								N13
N14	Land at Darfield, Shootersway/Darrs Lane	0															N14
N15	Land west of Durrants Lane	5.899	L	G	Y			147	206								N15
N16	Land west of New Road	1.933	14	G	N			64	102								N16
N17	Land east of Pea Lane																N17
N18	Land east of The Larches																N18
N19	Land south of Covert Road																N19
					Total Urban	0	0	0	0	0	0	0	0	5	10		
					Total Greenfield	0	0	344	494	0	0	0	0	0	0		
					Total >5ha	0	0	280	392	0	0	0	0	0	0		
					Total	0	0	344	494	0	0	0	0	5	10		

St Albans (Land outside Dacorum)

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
STA1	Land at Holtesmere End	Farm land. Strategic site	Developer Submission site lying in St Albans DC.	35	A			Site owned by Mr W Barr and promoted by Strutt and Parker. There may be concerns regarding the convergence of Hemel Hempstead and Redbourn	STA1		G	Y
STA2	Land west of M1	Farm land. Strategic site.	Developer submission site lying to west of M1 in St Albans DC	458.5	A			Site owned by Crown Estate and promoted by Entec	STA2		G	Y

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	Exiting and Future Open Space/ Recreational/ Leisure Provision	Exiting 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
STA1	√	√	√						In Upper Lea Valley character area. In Green Belt.									Key utilities cut across and under site (electricity pylons and oil pipelines respectively)
STA2	√	√	√						Lies in the character areas of Upper Lea Valley, Buncefield Plateau and St Stephen's Plateau. In Green Belt.									Semi-natural Ancient Woodland; Key utilities cut across and under site (electricity pylons and oil pipelines respectively)

St Albans (Land outside Dacorum)

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
STA1	Land at Holtesmere End	35	L	700	1050	875		STA1
STA2	Land west of M1	458.5	L	8850	8850	8850	Capacity as confirmed by Entec in their submission	STA2

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+)	
STA1			M-H	L	M		6-10 years	Greenfield site on the edge of Hemel Hempstead. There may be concerns regarding the convergence of Hemel Hempstead and Redbourn. This may be attractive to a regional housebuilder.
STA2			M-H	M-H	M-H		6-10 years	The site has regional policy support and there is intention to develop. A full masterplanning process will take some time to get through the planning system, and therefore development is unlikely to commence until at least 6-10 years.

St Albans (Land outside Dacorum)

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
STA1	Land at Holtesmere End	35	L	G	Y			500	500	200	550						STA1
STA2	Land west of M1	458.5	L	G	Y			1000	1000	1000	1000	6850	6850				STA2
					Total Urban	0	0	0	0	0	0	0	0	0	0		
					Total Greenfield	0	0	1500	1500	1200	1550	6850	6850	0	0		
					Total >5ha	0	0	500	500	200	550	0	0	0	0		
					Total	0	0	500	500	200	550	0	0	0	0		

Tring Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
TC1	Tring Ford Road	Corn Mill, outbuildings, storage, car parking	Large site, very active with trucks in/out. Surrounded by residential uses. Very close to main road		R			Employment Study recommends retaining all employment areas in Tring	TC1			
TC2	Bulbourne Road	Vacant Community Hall	Surrounded by mill and residential uses. Close to busy roundabout but large site with good development potential		R			Retain social/community facility.	TC2			
TC3	Tring Ford Road	Gammel Mews, site built out	Surrounded by mill and residential uses. Close to busy roundabout		R			Built out	TC3			
TC4	Longbridge Close	Garage Courts	Large site, surrounded by residential, poorly maintained, possible parking issues		R			Retain active parking use	TC4			
TC5	Sutton Close	Garage Courts & Back Gardens	Surrounded by residential. Possible space restrictions		R			Retain active parking use	TC5			
TC6	Sutton Close	Playground	Surrounded by residential. In use		R			In use and quality equipment, playground in use. There are currently no plans to develop this site.	TC6			
TC7	New Road	Air Training Corps Hall, Garden & Vacant Space	Surrounded by residential, church and allotment gardens. Quiet residential area with easy access to main roads		R			Keep social/ community facility. There are currently no plans to develop this site.	TC7			
TC8	New Road/ Icknield Way	Garage Courts	Surrounded by residential and main road. Evidence of use, graffiti obvious		R			Retain active parking use	TC8			
TC9	New Road	New Mill Baptist Church and Gardens	Surrounded by residential and community uses. Good access to main roads. Overgrown gardens. Possibility for conversion.		R			In community use. There are currently no plans to develop this site.	TC9			
TC10	Silk Mill Way	Garage Courts & Green Space surrounding housing	Surrounded by residential uses. Evidence of use of garage courts, but poorly maintained. Some overlooking issues on green space		R			Retain active parking use. Amenity space issues mean that the site should be rejected.	TC10			
TC11	Brook Street	Tring Community Centre & Parking	Surrounded by retail/town centre and residential uses. New building, but a lot of parking space. Poor layout and space taken up by recycling points		R			Site is in community use.	TC11			
TC12	Kingsley Walk	Garage Courts	Surrounded by residential, well maintained		R			Retain active parking use	TC12			
TC13	Kingsley Walk	Garage Courts	Surrounded by residential. Evidence of use, but badly maintained. Frontage to main road and local centre		R			Retain active parking use	TC13			
TC14	Kingsley Walk	Garage Courts	Surrounded by residential. 2 sets of courts in average condition, overlooking issues		R			Retain active parking use	TC14			
TC15	Faversham Close	Garage Courts & Parking	Surrounded by residential and open land. Poor current use of space, evidence of use of garage courts		R			Retain active parking use	TC15			

Tring Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
TC16	Faversham Close	Red Cross Hall & Car Park	Surrounded by residential, town centre and open land. Large site, close to town centre		R			Retain community use	TC16			
TC17	Eight Acres	Green space surrounded by residential	Surrounded by residential.		R			Overlooking and tree issues/open space as well as amenity space.	TC17			
TC18	Eight Acres	Garage Courts	Surrounded by residential. Poorly maintained, evidence of use		R			Retain active parking use	TC18			
TC19	Bunstrux	New housing built	Surrounded by residential		R			Built out	TC19			
TC20	Bunstrux	Vacant plot	Surrounded by residential	0.098	A				TC20		U	N
TC21	Eggleton Drive	Housing allocation site, built	Surrounded by residential		R			H4A all built out	TC21			
TC22	Lakeside	Garage Courts	Surrounded by residential. New and well maintained		R			Retain active parking use	TC22			
TC23	Town Centre Car Park	Car Park	Surrounded by town centre. Large car park, well used, a lot of vacant spaces on site visit		R			Well used town centre car park . There are currently no plans to develop this site.	TC23			
TC24	Town Centre	Cattle Market, vacant office and car park	Surrounded by garage, residential, car park, mobile and sheds		R			Proposal for new antiques/ auction market.	TC24			
TC25	Wellbrook Mews	Garden	Surrounded by residential, retail and town centre. Direct access to town centre		R			Retain private garden	TC25			
TC26	Town Centre	Rear of commercial uses, car parking & unused buildings	Surrounded by retail, leisure and town centre uses		R			Well used town centre car park . There are currently no plans to develop this site.	TC26			
TC27	Frogmore Road	Frogmore Road East Car Park	Surrounded by residential, town centre and open land.		R			Well used town centre car park . There are currently no plans to develop this site.	TC27			
TC28	Frogmore Road	Frogmore Road West Car Park	Surrounded by residential, retail and town centre. Direct access to town centre		R			Well used town centre car park . There are currently no plans to develop this site.	TC28			
TC29	Parsonage Place	Hire Shop	Surrounded by residential, pub and car parking. In bad repair. Good access to town centre	0.053	A			large ex-retail site, in disrepair, in good location for town centre	TC29		U	N
TC30	Frogmore Street	Car parking and access to properties	Surrounded by residential, leisure and town centre uses. Under-utilised space		R			Potential access and servicing difficulties / overlooking issues.	TC30			
TC31	High Street	Private car parking	Surrounded by residential and town centre uses		R			Potential access and servicing difficulties / overlooking issues.	TC31			
TC32	High Street	car parking	Surrounded by town centre uses		R			Well used town centre car park . There are currently no plans to develop this site.	TC32			
TC33	High Street/ Christchurch Road	Vacant	Surrounded by residential, offices and town centre uses. Large site	0.058	A			sign advertising vacancy for office space. Potential to convert to residential	TC33		U	N
TC34	Land north of Icknield Way	Farmland	264 dwellings (264 dph) and off navigation moorings with associated leisure facilities.		R			Fails on Dacorum greenfield site suitability criteria	TC34			
TC35	Travellers site opposite Longbridge	Travellers site, currently occupied by a builders yard			R			Susan Andrews is site agent/promoter. Dacorum advise rejection as gypsy site rather than housing site	TC35			

Tring Central Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
TC36	Industrial site off Brook street	Commercial uses			R			Rejected on advice of south West Hertfordshire employment space study	TC36			
TC37	Industrial site off Brook street	Commercial uses			R			Rejected on advice of south West Hertfordshire employment space study	TC37			

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 Rsk	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
TC1																			
TC2																			
TC3																			
TC4																			
TC5																			
TC6																			
TC7																			
TC8																			
TC9																			
TC10																			
TC11																			
TC12																			
TC13																			
TC14																			
TC15																			
TC16																			
TC17																			
TC18																			
TC19																			
TC20								No designations											
TC21																			
TC22																			
TC23																			
TC24																			
TC25																			
TC26																			
TC27																			
TC28																			
TC29			√		√		√		Site is next to open land and open space. Site in a local centre.			√							Large part of the site is covered by a listed building. Site in a conservation area. Site is adjacent to a area of archeological significance.
TC30																			

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
TC31																			
TC32																			
TC33					√	√			Site in a local centre. Site is next to area of open land and open space.		√								Site in a conservation area.
TC34																			
TC35																			
TC36																			
TC37																			

Tring Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TC1	Tring Ford Road	0						TC1
TC2	Bulbourne Road	0						TC2
TC3	Tring Ford Road	0						TC3
TC4	Longbridge Close							TC4
TC5	Sutton Close							TC5
TC6	Sutton Close	0						TC6
TC7	New Road	0						TC7
TC8	New Road/ Icknield Way							TC8
TC9	New Road	0						TC9
TC10	Silk Mill Way							TC10
TC11	Brook Street	0						TC11
TC12	Kingsley Walk	0						TC12
TC13	Kingsley Walk							TC13
TC14	Kingsley Walk	0						TC14
TC15	Faversham Close	0						TC15
TC16	Faversham Close	0						TC16
TC17	Eight Acres	0						TC17
TC18	Eight Acres	0						TC18
TC19	Bunstrux	0						TC19
TC20	Bunstrux	0.098	12	1	2	2		TC20
TC21	Eggleton Drive	0						TC21
TC22	Lakeside	0						TC22
TC23	Town Centre Car Park	0						TC23
TC24	Town Centre	0						TC24
TC25	Wellbrook Mews	0						TC25
TC26	Town Centre	0						TC26
TC27	Frogmore Road	0						TC27
TC28	Frogmore Road	0						TC28
TC29	Parsonage Place	0.053	9	2	5	4		TC29
TC30	Frogmore Street	0						TC30
TC31	High Street	0						TC31
TC32	High Street	0						TC32
TC33	High Street/ Christchurch Road	0.058	7	4	6	5		TC33
TC34	Land north of Icknield Way							TC34
TC35	Travellers site opposite Longbridge							TC35
TC36	Industrial site off Brook street							TC36
TC37	Industrial site off Brook street							TC37

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+)	
TC1								
TC2								
TC3								
TC4								
TC5								
TC6								
TC7								
TC8								
TC9								
TC10								
TC11								
TC12								
TC13								
TC14								
TC15								
TC16								
TC17								
TC18								
TC19								
TC20	Single	None		L	M-H	M	No phasing period	This is a strip of garden next to some housing. Subject to this site being brought forward by the existing owners for redevelopment, it would be an attractive small development site capable of providing two or three houses. There may be some issues with overlooking from adjacent properties. Likely to be planning policy objection to the loss of open space. However, these are likely to be capable of being overcome and this site could come forward in the short-term for redevelopment. Developer intention unknown.
TC21								
TC22								
TC23								
TC24								
TC25								
TC26								
TC27								
TC28								
TC29	Single, however, there may be leasehold interests associated with the current commercial use.	None		M-H	M	M-H	No phasing period	This is a small site behind the retail frontage of the High Street in the centre of Tring. There may be significant remediation costs associated with its existing use as a car workshop. There may be local and planning policy objections to redevelopment due to overlooking from adjacent residential properties. Subject to these issues being resolved this would constitute an attractive development site capable of providing a relatively high density development. Developer intention unknown.

Tring Central Ward

TC30								
TC31								
TC32								
TC33	Single, however, there may be leasehold interest in relation to the existing business.	None		M-L	M-L	M-H	No Phasing Period	This is a small corner site on a road junction. Currently occupied by a day nursery in a converted house. The site is currently in active use as a children's' day nursery. There may be planning policy objections to the loss of this use. Redevelopment of this site may require the conversion or demolition of the existing building which may have cost implications. There may be objections on policy terms in relation to overlooking from adjacent properties. The site is small and poorly accessed and therefore would be incapable of supporting a high density development. There is likely to be significant costs associated with the relocation of the current business use. Developer intention unknown.
TC34								
TC35								
TC36								
TC37								

Tring Central Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TC1	Tring Ford Road																TC1
TC2	Bulbourne Road																TC2
TC3	Tring Ford Road																TC3
TC4	Longbridge Close																TC4
TC5	Sutton Close																TC5
TC6	Sutton Close																TC6
TC7	New Road																TC7
TC8	New Road/ Icknield Way																TC8
TC9	New Road																TC9
TC10	Silk Mill Way																TC10
TC11	Brook Street																TC11
TC12	Kingsley Walk																TC12
TC13	Kingsley Walk																TC13
TC14	Kingsley Walk																TC14
TC15	Faversham Close																TC15
TC16	Faversham Close																TC16
TC17	Eight Acres																TC17
TC18	Eight Acres																TC18
TC19	Bunstrux																TC19
TC20	Bunstrux	0.098	12	U	N									1	2		TC20
TC21	Eggleton Drive																TC21
TC22	Lakeside																TC22
TC23	Town Centre Car Park																TC23
TC24	Town Centre																TC24
TC25	Wellbrook Mews																TC25
TC26	Town Centre																TC26
TC27	Frogmore Road																TC27
TC28	Frogmore Road																TC28
TC29	Parsonage Place	0.053	9	U	N									2	5		TC29
TC30	Frogmore Street																TC30
TC31	High Street																TC31
TC32	High Street																TC32
TC33	High Street/ Christchurch Road	0.058	7	U	N									4	6		TC33
TC34	Land north of Icknield Way																TC34
TC35	Travellers site opposite Longbridge																TC35
TC36	Industrial site off Brook street																TC36
TC37	Industrial site off Brook street																TC37
					Total Urban	0	0	0	0	0	0	0	0	7	13		
					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	0	0	0	0	0	0	0	0	7	13		

Tring 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					
TE1	Mortimer Rise	Garage Courts	Surrounded by residential. Close to town centre, well used but in bad condition		R			Site is in active use. There are no intentions to develop this site.	TE1			
TE2	Damask Close	Yard	Surrounded by residential		R			2 dwellings have been completed on this site.	TE2	2 units completed under 2105/03 in 04/05.	U	N
TE3	Cow Lane	Rear of large garden properties, built out	Surrounded by residential		R			This site has been developed for housing.	TE3			
TE4	Grove Road	Built out for housing	Surrounded by residential		R			This site has been developed for housing.	TE4			
TE5	Chiltern Way	Green space	Surrounded by residential. Potential tree and amenity issue		R			This site is to be retained for amenity space. There are currently no plans to develop this site.	TE5			
TE6	Grove Road	Ridgeway Scout Group Hall	Surrounded by residential and garage uses		R			This site is to be retained as a community facility. There are currently no plans to develop this site.	TE6			
TE7	Brook Street / Masery House	Built out for housing	Surrounded by residential and printing works		R			This site has been developed for housing.	TE7			
TE8	Brook Street	Printing works and car park	Surrounded by residential. Gradient and Tree issues	0.297	A			Site promoters are Firstmove Developments Ltd. Planning permission has been granted for a scheme of 38 flats.	TE8		U	N
TE9	Shugars Green	Rear gardens	Surrounded by residential and printing works		R			There are no intentions to develop this site.	TE9			
TE10	Carrington Place	Garage Courts	Surrounded by residential. Little evidence of use. Overgrown		R			There are no intentions to develop this site.	TE10			
TE11	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE11			
TE12	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE12			
TE13	West Leith	Woodlands	HCC has referenced TE 11- TE 13 as one site		R	AONB, SSSI		Site has been rejected as it is located within an AONB and SSSI.	TE13			
TE14	Dunsley farm	Farmland next to farm buildings	HCC referenced TE 14 & ALD 10 -14 as one site		R			Site fails on Dacorum greenfield suitability criteria	TE14			
TE 15	Dunsley farm	Farm buildings, tennis courts, playground, cricket ground, playing field, open land			R			Rejected in order to maintain community facilities.	TE 15			
TE 16	Grove Road	Open land			R	Green Belt		Site fails on Dacorum greenfield suitability criteria	TE 16			
TE 17	Marshcroft Lane	Open land behind residential dwellings		1.537	A	Green Belt		Site size reduced to remove back gardens	TE 17		G	N
TE 18	Marshcroft Lane	Open land			R	Green Belt		Site fails on Dacorum greenfield suitability criteria	TE 18			
TE 19	Junction of Station Road and Cow Lane	Open land			R	Green Belt, AONB		Site has been rejected as it is located within an AONB.	TE 19			
TE 20	Rugby Club land, Cow Lane	Rugby Club land			R	Green Belt, AONB		Site has been rejected as it is located within an AONB.	TE 20			

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
TE1																		
TE2																		
TE3																		
TE4																		
TE5																		
TE6																		
TE7																		
TE8		√							Site lies next to two areas of open land and open space.	√				√		√		Fronts main road. Steeply sloping, potential contamination issues? (adj gas holder site & evidence of large works around). Site is very close to flood risk area.
TE9																		
TE10																		
TE11																		
TE12																		
TE13																		
TE14																		
TE15																		
TE16																		
TE17	√								Green belt		√							In an area of archeological significance.

Tring East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TE1	Mortimer Rise	0						TE1
TE2	Damask Close	0						TE2
TE3	Cow Lane	0						TE3
TE4	Grove Road	0						TE4
TE5	Chiltern Way	0						TE5
TE6	Grove Road	0						TE6
TE7	Brook Street / Masery House	0						TE7
TE8	Brook Street	0.297	N/A	38	38	38	Planning permission has been granted for a scheme of 38 flats.	TE8
TE9	Shugars Green	0						TE9
TE10	Carrington Place	0						TE10
TE11	West Leith	0						TE11
TE12	West Leith	0						TE12
TE13	West Leith	0						TE13
TE14	Dunsley farm							TE14
TE 15	Dunsley farm	0						TE 15
TE 16	Grove Road							TE 16
TE 17	Marshcroft Lane	1.537	12	15	38	27		TE 17
TE 18	Marshcroft Lane							TE 18
TE 19	Junction of Station Road and Cow Lane	0						TE 19
TE 20	Rugby Club land, Cow Lane	0						TE 20

Site Ref.	Availability		Achievability				Deliverability / Developability	
	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+)	
TE1								Overcoming barriers to delivery
TE2								
TE3								
TE4								
TE5								
TE6								
TE7								
TE8	Single	None		L	H	M	0-5 years	This is a cleared vacant site on the edge of a main road near the Centre of Tring. The site is currently fenced therefore access was not possible. However, the site is vacant and under-used. It is adjacent to a 1990's residential development. The site is flat and cleared. Subject to planning consent being achieved, the site is highly deliverable and is likely to come forward in the short-term for residential redevelopment.
TE9								
TE10								
TE11								
TE12								
TE13								
TE14								
TE 15								
TE 16								
TE 17		Unknown		M-L	M	M-H	0-5 years	This is small area of greenfield land located to the south of Marshcroft Lane and behind existing residential dwellings. It would be a reasonable sustainable development site, being located quite close to Tring Rail Station. Access to the site is quite narrow and restricted and could be improved if the adjoining site TE 18 is developed.
TE 18								
TE 19								
TE 20								

Tring East Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TE1	Mortimer Rise																TE1
TE2	Damask Close																TE2
TE3	Cow Lane																TE3
TE4	Grove Road																TE4
TE5	Chiltern Way																TE5
TE6	Grove Road																TE6
TE7	Brook Street / Masery House																TE7
TE8	Brook Street	0.297	N/A	U	N	38	38										TE8
TE9	Shugars Green																TE9
TE10	Carrington Place																TE10
TE11	West Leith																TE11
TE12	West Leith																TE12
TE13	West Leith																TE13
TE14	Dunsley farm																TE14
TE 15	Dunsley farm																TE 15
TE 16	Grove Road																TE 16
TE 17	Marshcroft Lane	1.537	12	G	N	15	38										TE 17
TE 18	Marshcroft Lane																TE 18
TE 19	Junction of Station Road and Cow Lane																TE 19
TE 20	Rugby Club land, Cow Lane																TE 20
					Total Urban	38	38	0	0	0	0	0	0	0	0		
					Total Greenfield	15	38	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	53	76	0	0	0	0	0	0	0	0		

Tring West 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					
TW1	Miswell Lane/Icknield Way	Disused windmill site & space across road	Inaccessible site, totally built up by residential units around		R	Listed building		The site has been developed to provide three detached homes. It is called Millers Park. Construction is nearing completion and the properties are currently being marketed by Cesare & Co - 01442 827 000.	TW1			
TW2	Oxford Close	Housing allocation site, mostly built out	Surrounded by residential. Some vacant land remains. Near to local centre and leisure designated area		R			The site has been developed.	TW2			
TW3	Buckingham Road	Garage Courts and Green Space	Surrounded by residential. Garage courts in use. Tree issue		R			Green space is to be retained for amenity purposes. There are no intentions to develop this site.	TW3			
TW4	King Street	Vacant site and old sheds	Surrounded by residential, pub & town centre uses	0.112	A			Site is allocated as Housing Site H25 in Dacorum Local Plan.	TW4		U	N
TW5	Queen Street	Council Yard	Surrounded by residential, pub and town centre uses. Prime location, large site, close to town centre		R			Facilities are to be retained.	TW5			
TW6	Western Road	Garage	Surrounded by residential and town centre. Average condition	0.099	A			Good housing site close to town centre, with good road frontage	TW6		U	N
TW7	Western Road	Housing under development	Surrounded by residential and town centre uses.		R			21 housing units have been completed on the site.	TW7	21 units completed under 1138/02 in 04/05.		
TW8	Westen Road/Miswell Lane	Garage Courts, Builders Yard, Rear of commercial uses, Gibbs Engineering	Surrounded by residential and town centre uses.	0.67	A			NLUD identified, good potential for mixed use development	TW8		U	N
TW9	Goldfield Road	Garage Courts	Surrounded by residential and school. Some evidence of use, poorly maintained, easy access to town centre		R			Garage courts are in good/average condition. There are no intentions to develop this site.	TW9			
TW10	High Street/Langdon Street	Netco Offices	Surrounded by residential and town centre uses. Covered by conversion from office use source	0.187	A				TW10		U	N
TW11	Langdon Street/Western Road	Boarded up housing	surrounded by residential, offices, town centre uses		R			This site has been built out.	TW11			
TW12	High Street (rear of properties)	Derelict land	surrounded by church, garages, parking, town centre uses. Evidence of dumping		R			Site rejected as the parking facilities looked busy on survey.	TW12			
TW13	Harrow Yard	Warehouse & offices	surrounded by residential, community and town centre uses		R			7 dwellings have been completed on the site.	TW13	7 units completed 06/07 under 1878/05.		

Tring West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
TW14	Oaklawn	Wooded area barricaded off	surrounded by residential, telephone exchange and town centre uses	0.194	A			Mature trees, TPOs on site.	TW14		G	N
TW15	Akeman Street	BT buildings and telephone exchange	surrounded by residential, woodland, offices & town centre		R	General Employment Area		Site has active use. Rejected in order to keep supply of employment space (recommended by the South West Hertfordshire Employment Space Study).	TW15			
TW16	Akeman Street	Employment/Offices	surrounded by residential & town centre		R	General Employment Area		Site is to be retained for employment use, as there is not much employment land here. Rejected in order to keep supply of employment space (recommended by the ELS)	TW16			
TW17	Akeman Business Park	Warehouses	surrounded by residential & town centre		R	General Employment Area		retain for employment use, general employment areas- not much employment land here. Rejected in order to keep supply of employment space (recommended by the South West Hertfordshire Employment Space Study).	TW17			
TW18	Akeman Street	part of Walter Rothschild Zoological Museum	surrounded by museum, residential, employment and town centre uses. Large site with car parking		R			Rejected to maintain community use.	TW18			
TW19	High Street	Car Park	surrounded by woodland, town centre and residential	0.2567	A			There have been previous pre-application discussions.	TW19		U	N
TW20	Bromley	Garage Courts	surrounded by residential & open space		R			There are no intentions to develop this site.	TW20			
TW21	Churchview	Small Green Space	surrounded by residential, church & open space		R			Mature trees, open space used. Site rejected in order to preserve amenity space. There are currently no intentions to develop this site.	TW21			
TW22	Chapel Lane	Housing already built	surrounded by residential & open space		R			Housing has already built on this site.	TW22			
TW23	Redmays, Station Road	Large house and garden with outbuildings	surrounded by residential & local amenities	0.149	A			Existing residential dwelling, no intention to redevelop, good quality home & garden - for intensification for 1 unit, reject for ownership next stage.	TW23		U	N
TW24	Station Road	Local Hall	surrounded by residential, school, pub and shop		R			Site rejected in order to retain use as a community facility.	TW24			
TW25	Marston Court	greenfield land	surrounded by residential, pub & open space	0.6885	A			Site is outside the settlement boundary. There are currently no intentions to develop this site.	TW25		G	N
TW26	Marston Court	garage sheds	surrounded by residential, pub & open space		R			New, and busy parking area. There are currently no intentions to develop this site.	TW26			

Tring West 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					
TW27	Tring Road	Rear gardens	surrounded by residential		R			There are no intentions to develop this site.	TW27			
TW28	Tring Road	Large houses/ bungalows	surrounded by residential		R			Retain existing residential dwellings. There are no intentions to develop this site.	TW28			
TW29	Bromley	Rear gardens	surrounded by residential		R			Access issues /highway constraint, impact on character. There are currently no intentions to develop this site.	TW29			
TW30	Station Road	gardens of Rose and Crown Cottage	surrounded by residential		R			subject to access. There are no known intentions to develop this site.	TW30			
TW31	Tring Road	Housing under development	surrounded by residential and retail		R			Housing is being built for 16 units	TW31	2 Completed under 1047/03 in 04/05.		
TW32	Tring Road	Rear Gardens	surrounded by residential & retail		R			The site is inaccessible.	TW32			
TW33	Tring Road	Pub	surrounded by residential & retail		R			Good condition - in use. Site rejected to retain community use.	TW33			
TW34	Tring Road	gardens	surrounded by residential & retail		R			Garage courts in use, and gardens look well used. There are no intentions to develop this site.	TW34			
TW35	Tring Road	gardens	surrounded by residential & retail	0.23	A			Unused land behind housing	TW35		U	N
TW36	Tring Road	Rear Gardens	surrounded by residential & retail		R			The site was inaccessible on site visit. Small space, access issues. There are currently no intentions to develop this site.	TW36			
TW37	Grange Road	Garage Courts	surrounded by residential		R			The courts are well used. There are currently no intentions to develop this site.	TW37			
TW38	Grange Road	Garage Courts	surrounded by residential		R			Garage courts are in good condition but overgrown. There are no known intentions to develop this site.	TW38			
TW39	Grange Road	Garage Courts	surrounded by residential		R			Garage courts are in average condition, in use, space constraints. There are currently no intentions to develop this site.	TW39			
TW40	Tring Road	Rear Gardens	surrounded by residential and school		R			Provides soft edge to open fields on edge of village. There are no intentions to develop this site.	TW40			
TW41	Tring Road	area beside village hall	surrounded by residential		R			Site rejected in order to retain use as a community facility.	TW41			
TW42	Chapel Fields	Paddock Cottage	surrounded by residential	0.28	A			Developer interest in rear of site	TW42			

Tring West 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					
TW43	Tring Road (23-29)	residential under construction			R			6 dwellings have been completed on this site.	TW43	6 dwellings complete 04/05 under 1765/01.		
TW44	Midcroft, Langdon St	residential under construction			R			8 dwellings have been developed upon the site.	TW44	8 units completed 1656/03 in 05/06		
TW45	Icknield Way	Open space	Next to Tring Business Centre, sandwiched between B488 Icknield Way and B4635 Aylesbury Road.		R	AONB		Even with the part of the site within the AONB removed, the site still fails on Dacorum Greenfield Site Suitability Criteria	TW45			
TW46	64 - 68 Akeman Street	Mixed housing and commercial.	Wants site removed from GEA. Small part of T/h7.	0.054	A	General Employment Area		In an General Employment Area. Lamgam Properties are site owners and Consensus Planning are agents/promoters, but phasing of development unclear	TW46		U	N
TW47	Land at Rosebarn Lane	Residential (and open space)	38 dwellings (only part of site to be built on (1.4 Ha))		R			HCC are site owners. Vincent and Gorbing are agents/promoters. Rejected on Dacorum greenfield site suitability criteria.	TW47			
TW48	Land in Wilstone Village - duplicate of TW 47	War memorial			R			Duplicate of TW 47	TW48			
TW49	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW49			
TW50	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB.. HCC are site owners and agents/promoters.	TW50			
TW51	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW51			
TW52	Land in Wilstone Village	Farmland	HCC referenced TW 49 - 52 as one site		R	AONB.		Site rejected as it is located within an AONB. HCC are site owners and agents/promoters.	TW52			
TW53	Miswell Farm	Farmland			R			Even with the part of the site within the AONB removed, the site still fails on Dacorum Greenfield Site Suitability Criteria	TW53			
TW54	Egg Packing Station, Lukes Lane	Commercial	Looking to proceed as part of a planning application	0.77	A		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Peter Dean is the owner. W R Davidge Planning Practice are agents/promoter.	TW54		U	N

Tring West Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
TW55	Land at Astrope Lane	Farmland			R		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Jane Gregory (Bowen) is site owner and Andrew Stannard is agent/promoter. Also can be rejected on Greenfield Site Suitability Criteria.	TW55			
TW56	Land at Marston Place, Chapel Lane	Farmland			R		Flood Risk	Flood zones 2, 3a and 3b pass through the site. Jane Gregory (Bowen) is site owner and Andrew Stannard is agent/promoter.	TW56			
TW57	Land adj. SW Wilstone	Farmland	Land in two separate parcels		R			Fails on Dacorum greenfield site suitability criteria	TW57			
TW58	Land off Park Road/Hastoe Lane				R	AONB		Site is in an AONB	TW58			
TW59	Site off Park Street	Open land			R	AONB		Site is an AONB	TW59			
TW 60	Site off Miswell Lane, next to Tring Business Centre	Open space			R			Site retained due to recommendations of the South West Hertfordshire Employment Space Study.	TW60			
TW 61	Recreation ground next to Goldfield Infants School	recreation ground			R			Rejected to maintain amenity use.	TW61			
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)	employment site			R			Site retained due to recommendations of South West Hertfordshire Employment Space Study.	TW62			
TW 63	Tring Road, Wilstone	Open land	Site located east of Tring Road, between the northern end of Wilstone and the Grand Union Canal.	0.4036	A				TW63		G	N
TW 64	Tring Road, Wilstone	Open land	Site located west of Tring Road, between the northern end of Wilstone and the Grand Union Canal.		R			Fails on Dacorum greenfield site suitability criteria	TW64			

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
TW1																			
TW2																			
TW3																			
TW4											√						√	In a conservation area.	
TW5																			
TW6											√							Adjacent to conservation area.	
TW7																			
TW8					√				Site partially in local centre.		√							Adjacent to conservation area.	
TW9																			
TW10											√							In conservation area. Listed building on site.	
TW11																			
TW12																			
TW13																			
TW14			√		√				Site partially in local centre. Next to an area of open land and open space.		√			√				Next to historic park/gardens. In conservation area. Adjacent to a area of archeological significance. TPOs on site.	
TW15																			
TW16																			
TW17																			
TW18																			
TW19	√		√		√				Site in a local centre. Close to an AONB. Next to an area of open land and open space.		√			√				Adjacent to a area of archeological significance. Part of site affected by TPOs. Next to historic park/gardens. In conservation area.	
TW20																			
TW21																			

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
TW22																			
TW23		√							In Tring Reservoirs Characer Area.	√	√	√				√			Site is next to listed buildings. Site is in conservation area. In area of archeological significance. In a wildlife site. Close to flood risk area. Public right of way runs along edge of site.
TW24																			
TW25		√					√		In Tring Reservoirs Characer Area. Next to an area of open space.		√	√							Site is adjacent to a conservation area. In area of archeological significance. In wildlife site. Public right of way passes through site.
TW26																			
TW27																			
TW28																			
TW29																			
TW30																			
TW31																			
TW32																			
TW33																			
TW34																			
TW35		√							In Tring Reservoirs Characer Area.			√				√			In conservation area. In area of archeological significance.
TW36																			
TW37																			
TW38																			
TW39																			
TW40																			
TW41																			

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
TW42	√					√		In Tring Reservoirs Characer Area. Next to an area of open space.			√								Listed building on site. Around half of the site is in conservation area. In area of archeological significance. Site affected by TPOs.
TW43																			
TW44																			
TW45																			
TW46				√				Site is in a General Employment Area.			√								In an area of archeological significance. Site is in conservation area.
TW 47																			
TW48																			
TW49																			
TW50																			
TW51																			
TW52																			
TW53																			
TW54										√									Flood zones 2, 3a and 3b pass through the site.
TW55																			
TW56																			
TW57																			
TW58																			
TW59																			
TW60																			
TW61																			
TW62																			
TW63	√							In Tring Reservoirs Characer Area.		√	√								Next to a listed building. Site is partially in a wildlife site.
TW64																			

Tring West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TW1	Miswell Lane/Icknield Way							TW1
TW2	Oxford Close							TW2
TW3	Buckingham Road							TW3
TW4	King Street	0.112	9	5	11	8		TW4
TW5	Queen Street							TW5
TW6	Western Road	0.099	5	4	6	5		TW6
TW7	Western Road							TW7
TW8	Westen Road/Miswell Lane	0.67	11	25	49	37		TW8
TW9	Goldfield Road							TW9
TW10	High Street/Langdon Street	0.187	19	8	34	21		TW10
TW11	Langdon Street/Western Road							TW11
TW12	High Street (rear of properties)							TW12
TW13	Harrow Yard							TW13
TW14	Oaklawn	0.194	9	8	18	13		TW14
TW15	Akeman Street							TW15
TW16	Akeman Street							TW16
TW17	Akeman Business Park							TW17
TW18	Akeman Street							TW18
TW19	High Street	0.2567	9	11	24	17		TW19
TW20	Bromley							TW20
TW21	Churchview							TW21
TW22	Chapel Lane							TW22
TW23	Redmays, Station Road	0.149	12	1	4	3		TW23
TW24	Station Road							TW24
TW25	Marston Court	0.6885	12	7	17	12		TW25
TW26	Marston Court							TW26
TW27	Tring Road							TW27
TW28	Tring Road							TW28
TW29	Bromley							TW29
TW30	Station Road							TW30
TW31	Tring Road							TW31
TW32	Tring Road							TW32
TW33	Tring Road							TW33
TW34	Tring Road							TW34
TW35	Tring Road	0.23	12	2	6	4		TW35
TW36	Tring Road							TW36
TW37	Grange Road							TW37
TW38	Grange Road							TW38
TW39	Grange Road							TW39
TW40	Tring Road							TW40
TW41	Tring Road							TW41
TW42	Chapel Fields	0.28	12	3	7	5		TW42
TW43	Tring Road (23-29)							TW43
TW44	Midcroft, Langdon St							TW44
TW45	Icknield Way							TW45
TW46	64 - 68 Akeman Street	0.054	9	2	5	4		TW46
TW47	Land at Rosebarn Lane							TW47
TW48	Land in Wilstone Village - duplicate of TW 47							TW48
TW49	Land in Wilstone Village							TW49
TW50	Land in Wilstone Village							TW50

Tring West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
TW51	Land in Wilstone Village							TW51
TW52	Land in Wilstone Village							TW52
TW53	Miswell Farm							TW53
TW54	Egg Packing Station, Lukes Lane	0.77	14	25	41	33		TW54
TW55	Land at Astrope Lane							TW55
TW56	Land at Marston Place, Chapel Lane							TW56
TW57	Land adj. SW Wilstone							TW57
TW58	Land off Park Road/Hastoe Lane							TW58
TW59	Site off Park Street							TW59
TW 60	Site off Miswell Lane, next to Tring Business Centre							TW 60
TW 61	Recreation ground next to Goldfield Infants School							TW 61
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)							TW 62
TW 63	Tring Road, Wilstone	0.4036	12	4	10	7		TW 63
TW 64	Tring Road, Wilstone							TW 64

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
TW1								Overcoming barriers to delivery
TW2								
TW3								
TW4	Single, however, there may be some leasehold interests in the site.	None		L	H	M-H	6-10 years	This is a long-standing allocation. Historic permission on site for 12 units but only part implemented. No activity on site for a number of years. On area of open ground incorporating derelict buildings and some derelict garages. It is currently used as parking, although this looks to be under-used. Subject to the ownership situation being conducive to development, this site would be an attractive development site. There are few issues in relation to redevelopment. Developer intention unknown.
TW5								
TW6	Single, however, there may be a leasehold interest in the site.	None		M	M-H	M	6-10	This is a single storey industrial unit in the centre of Tring. The property is currently vacant, having been previously used as a car servicing and MOT centre. The building looks to have been recently refurbished. However, there are no marketing boards in evidence. There may be cost associated with site remediation as a result of its previous use. There will also be costs associated with demolition of the existing building. There may be planning policy objections to loss of employment and possible overlooking from adjacent sites. Subject to this coming forward for development and planning policy issues being resolved, this site would be capable of providing a high density development in a sustainable town centre location that would be of interest to both regional and national housebuilders.
TW7								
TW8	Multi and likely to be significant leasehold interests in the site.	None		M-H	L	M	No Phasing	This is a site used currently for employment uses in the centre of Tring. Any redevelopment would require the relocation of the existing businesses. The site could be brought forward for a mixed use development but costs exist due to the cost associated with site clearance.
TW9								
TW10	Single	None		M-H	M-H	M	No Phasing	This site is in the centre of Tring, currently occupied by an office building and gardens. There may be high costs associated with redevelopment of the existing building. This site may be suitable for a regional housebuilder.
TW11								
TW12								
TW13								
TW14	Single	None		M-L	M	M-H	No Phasing	This is a walled area of wooded wasteland to the rear of existing residential properties near the town centre of Tring. Redevelopment of this site would need to be in conjunction with the redevelopment of site TW19 as this is the only point at which a vehicular access could be provided to the site. There are likely to be environmental considerations with redevelopment due to the existing mature woodland. Possible local objection to the loss of trees and woodland. Developer intention unknown.
TW15								
TW16								
TW17								
TW18								

Tring West Ward

TW19	Single	None		M-L	M	M-H	No phasing	This site would need to be redeveloped in conjunction with TW14. Access to the site would need to be improved for redevelopment. There may be planning policy objections to redevelopment due to loss of trees on site and possible overlooking. However, this site would constitute a sustainable development site being close to town centre facilities and shops. Subject to the site coming forward for development and access issues being resolved, this site would be an attractive development site. Developer intention unknown.
TW20								
TW21								
TW22								
TW23	Single	None		M	L	H	No Phasing	This is a detached house with large garden in the centre of the village of Long Marston. Redevelopment of this site would be subject to it being brought forward by the existing owners and the relocation of existing residents. The existing house on site is likely to have significant value. It is well kept and occupied. There is likely to be some local opposition to development of this site due to overlooking and loss of garden space. This site is unlikely to come forward in the short term.
TW24								
TW25	Single	None		M-H	L	M	No Phasing	This is a greenfield site on the edge of Long Marston. This site may be attractive to a regional housebuilder. The site could constitute a sustainable development site, close to the shops and facilities of Tring road.
TW26								
TW27								
TW28								
TW29								
TW30								
TW31								
TW32								
TW33								
TW34								
TW35	Single	None		M	M	H	0-5 years	Site Allocation site O/h4. Owned by DBC and actively being pursued for affordable housing.
TW36								
TW37								
TW38								
TW39								
TW40								
TW41								
TW42	Single	None		L	H	H	0-5 years	This is a triangular site in the middle of the village of Wilstone. This site appears to be the large garden of a large, detached house in the centre of the village. Access was not possible for this reason, however, it is previously undeveloped and likely to be in single ownership. It will constitute an infill development in the centre of the village close to local services and would be a sustainable development site. There may be planning policy objections to loss of garden and also local objections. However, subject to these being resolved, this site would be a very attractive development site to both regional and national housebuilders. Developer interest exists in rear of site.
TW43								
TW44								
TW45								
TW46	Single, however, there may be leasehold interests in the site.	None		M-H	M-L	M-H	No Phasing	The site is occupied by a 1980's commercial office building. The building is currently vacant and is being marketed by Robert John Associates on 01296 663 793. There is approximately 15,500 sq ft of commercial space to let on flexible terms and flexible unit sizes. Redevelopment of this site would require the demolition of the existing building which would have a relatively high cost associated with it. The existing building is likely to have significant value attached to it which will affect the vibrancy of redevelopment for residential use. This site is only likely to come forward for residential development if a commercial tenant cannot be found.
TW47								
TW48								
TW49								

Tring West Ward

TW50								
TW51								
TW52								
TW53								
								There may be planning policy objections in relation to development in the Green Belt and also local opposition in relation to loss of farmland. The site is of a size that would create its own market and therefore the value of any development may be increased. Any redevelopment would need to be sensitively designed. Given all of the issues in relation to this site, there is likely to be a long timescale for bringing it forward, however, if all of the issues can be resolved then this would be an attractive development site. There are developer intentions for this site.
TW54	Single	None		M-H	M	M	0-5 years	This is a small distribution centre on the edge of the village. The site is currently in active use as an egg distribution depot. There are possible leasehold interests in the site in connection with the existing business. There may be planning policy objections to redevelopment of this site due to loss of employment. Subject to the relocation of the existing business and the obtaining of planning consent for redevelopment, this site would be very deliverable. A developer intention currently exists for the site.
TW55								
TW56								
TW57								
TW58								
TW59								
TW 60								
TW 61								
TW 62								
TW 63				M	L	M	No Phasing	This is an area of open agricultural land between the northern end of Wilstone and the Grand Union Canal. This would be a highly desirable site for a regional house builder.
TW 64								

Tring West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TW1	Miswell Lane/Icknield Way																TW1
TW2	Oxford Close																TW2
TW3	Buckingham Road																TW3
TW4	King Street	0.112	9	U	N			5	11								TW4
TW5	Queen Street																TW5
TW6	Western Road	0.099	5	U	N									4	6		TW6
TW7	Western Road																TW7
TW8	Westen Road/Miswell Lane	0.67	11	U	N									25	49		TW8
TW9	Goldfield Road																TW9
TW10	High Street/Langdon Street	0.187	19	U	N									8	34		TW10
TW11	Langdon Street/Western Road																TW11
TW12	High Street (rear of properties)																TW12
TW13	Harrow Yard																TW13
TW14	Oaklawn	0.194	9	G	N									8	18		TW14
TW15	Akeman Street																TW15
TW16	Akeman Street																TW16
TW17	Akeman Business Park																TW17
TW18	Akeman Street																TW18
TW19	High Street	0.2567	9	U	N									11	24		TW19
TW20	Bromley																TW20
TW21	Churchview																TW21
TW22	Chapel Lane																TW22
TW23	Redmays, Station Road	0.149	12	U	N									1	4		TW23
TW24	Station Road																TW24
TW25	Marston Court	0.6885	12	G	N									7	17		TW25
TW26	Marston Court																TW26
TW27	Tring Road																TW27
TW28	Tring Road																TW28
TW29	Bromley																TW29
TW30	Station Road																TW30
TW31	Tring Road																TW31
TW32	Tring Road																TW32
TW33	Tring Road																TW33
TW34	Tring Road																TW34
TW35	Tring Road	0.23	12	U	N	2	6										TW35
TW36	Tring Road																TW36
TW37	Grange Road																TW37
TW38	Grange Road																TW38
TW39	Grange Road																TW39
TW40	Tring Road																TW40
TW41	Tring Road																TW41
TW42	Chapel Fields	0.28	N/A	U	N	3	7										TW42
TW43	Tring Road (23-29)																TW43
TW44	Midcroft, Langdon St																TW44
TW45	Icknield Way																TW45
TW46	64 - 68 Akeman Street	0.054	9	U	N									2	5		TW46
TW47	Land at Rosebarn Lane																TW47
TW48	Land in Wilstone Village - duplicate of TW 47																TW48
TW49	Land in Wilstone Village																TW49
TW50	Land in Wilstone Village																TW50

Tring West Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
TW51	Land in Wilstone Village																TW51
TW52	Land in Wilstone Village																TW52
TW53	Miswell Farm																TW53
TW54	Egg Packing Station, Lukes Lane	0.77	14	U	N	25	41										TW54
TW55	Land at Astrope Lane																TW55
TW56	Land at Marston Place, Chapel Lane																TW56
TW57	Land adj. SW Wilstone																TW57
TW58	Land off Park Road/Hastoe Lane																TW58
TW59	Site off Park Street																TW59
TW 60	Site off Miswell Lane, next to Tring Business Centre																TW 60
TW 61	Recreation ground next to Goldfield Infants School																TW 61
TW 62	Akeman Street employment site (next to 64-68 Akeman Street)																TW 62
TW 63	Tring Road, Wilstone	0.4036	12	G	N									4	10		TW 63
TW 64	Tring Road, Wilstone																TW 64
					Total Urban	30	54	5	11	0	0	0	0	51	122		
					Total Greenfield	0	0	0	0	0	0	0	0	19	46		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	30	54	5	11	0	0	0	0	70	168		

Warners End 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					
WE1	combined with WE7				R			There are no intentions to develop this site.	WE1			
WE2	off Spring Lane (75)	garage courts	surrounded by residential and near to open space. Relatively large site.		R			Garage courts are in in average condition and in use. There are no intentions to develop this site.	WE2			
WE3	off Spring Lane (16)	green space	green space surrounded by residential and open space. Good frontage to open space		R			Site is to retained for amenity space.	WE3			
WE4	off Long Chaulden (507)	garage courts	surrounded by residential, open space and local centre. Good open space frontage and easy access to local centre		R			There are no intentions to develop this site.	WE4			
WE5	off Boxted Road (6)	Hall	surrounded by residential, pub and local centre uses. Attached to church?		R			Hall is to be retained for community purposes.	WE5			
WE6	off Peartree Road (16)	garage courts and parking	surrounded by residential and local centre. Pathway leading to local centre. Evidence of dumping		R			Garage courts are in reasonable condition. There are no intentions to develop this site.	WE6			
WE7	off Spring Lane (123)	garage courts and parking	surrounded by residential and open space		R			Garage courts are in active use. There are no intentions to develop this site.	WE7			
WE8	Sacombe Road	garage courts	surrounded by residential. Near to open land and school. Relatively large site		R			Garage courts in average condition, some evidence of use. There are no intentions to develop this site.	WE8			
WE9	off Boxted Road (77)	garage courts	surrounded by residential and school		R			garage courts in good condition, appear to be in use. There are no intentions to develop this site.	WE9			
WE10	Daggsdell Road	garage courts	surrounded by residential, enclosed site		R			garage courts in use and in good condition. There are no intentions to develop this site.	WE10			
WE11	Polehanger Lane	garage courts	Large site, surrounded by residential and open land, good frontage to open space		R			garage courts in average/good condition, appear in use. There are no intentions to develop this site.	WE11			
WE12	Whitebroom Road	garage courts	surrounded by residential. Enclosed site.		R			garage courts in use . There are no intentions to develop this site.	WE12			
WE13	The Pastures (West)	parking	parking in new housing area		R			Good condition, in use . Parking is to be retained for residential usage.	WE13			
WE14	The Pastures (East)	parking	parking in new housing area		R			Good condition, in use . Parking is to be retained for residential usage.	WE14			
WE15	Hollybush Lane	garage courts	surrounded by residential and school. Large site, good road frontage		R			Garage courts are in active use. There are no intentions presently to develop this site.	WE15			

Warners End Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WE16	Harepark Close	garage courts	surrounded by residential and green space. Opportunity to extend site to surrounding green space		R			There are no intentions presently to develop this site.	WE16			
WE17	Pulleys Lane (West)	garage courts	surrounded by residential, enclosed site, space restrictions		R			garage courts in use. There are no intentions to develop this site.	WE17			
WE18	Pulleys lane (East)	garage courts	surrounded by residential. Opportunity to extend to surrounding green space and WE16. Opportunity to consolidate parking?		R			Garage courts have access issues . There are no intentions to develop this site.	WE18			
WE19	Gravel Lane	garage courts	surrounded by residential and open space. Easy access to local centre. Quite a large site.		R			Garage courts in good condition. There are no intentions to develop this site.	WE19			
WE20	Barberry Road	garage courts and rear gardens	surrounded by residential and main road. Near to main road. Quite large site		R			Garage courts are all in good condition. There are no intentions presently to develop this site.	WE20			
WE21	Parkwood Drive	garage courts and sub station	garage courts attached to businesses. Space surrounding sub station may have potential, depending on feasibility of moving sub station		R			Retain garage courts, extremely high costs of developing upon a sub station site. There are no intentions to develop this site.	WE21			
WE22	Stoneycroft	garage courts	good local centre location		R			Garage courts in good condition. There are no intentions to develop this site.	WE22			
WE23	off Long Chaulden (438)	garage courts	surrounded by residential and local centre uses. Large site with easy access to town		R			garage courts in good condition and actively used. There are no intentions presently to develop this site.	WE23			
WE24	Northridge Way (adj to Community Centre)	car parking and large servicing area for commercial units	prime site within local centre, good frontage to open space.		R			Parking to be retained for community uses. There are no intentions presently to develop this site.	WE24			
WE25	adj to 457 Warners End Road	garage and motor works	prime site within local centre. Surrounded by residential, open space and local centre uses	0.186	A			Potential to move car sales out of local centre.	WE25		U	N
WE26	Long Chaulden	pub car park	Large pub car park on corner site within local centre. Surrounded by residential, local centre and open space		R			Rejected due to community use of the car park.	WE26			
WE27	Long Chaulden	centre car park	Centre Car Park		R			Car park is to be retained for usage by the local centre.	WE27			
WE28	Land at Fields End Lane	Housing	Number of units not specified.	7.5	A			TPOs on site. Mr & Mrs Gardener are owners, DLA Town Planning Ltd are agents/promoters.	WE28		G	Y
WE29	Martindale Primary School, Boxted Road	Housing	Up to 50 units.	1.4	A			HCC are owners and Vincent and Gorbing are agents/promoters	WE29		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	Additional Comments
WE1																			
WE2																			
WE3																			
WE4																			
WE5																			
WE6																			
WE7																			
WE8																			
WE9																			
WE10																			
WE11																			
WE12																			
WE13																			
WE14																			
WE15																			
WE16																			
WE17																			
WE18																			
WE19																			
WE20																			
WE21																			
WE22																			
WE23																			
WE24																			
WE25					√				In local centre.										
WE26																			
WE 28	√	√	√				√		In green belt.Next to an area of open land and open space. In Lower Bulbourne Valley Character Area.					√					TPOs on site.

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	
						√	√	In open space. School building on site.												

Warners End Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WE1	combined with WE7	0						WE1
WE2	off Spring Lane (75)	0						WE2
WE3	off Spring Lane (16)	0						WE3
WE4	off Long Chaulden (507)	0						WE4
WE5	off Boxted Road (6)	0						WE5
WE6	off Peartree Road (16)	0						WE6
WE7	off Spring Lane (123)	0						WE7
WE8	Sacombe Road	0						WE8
WE9	off Boxted Road (77)	0						WE9
WE10	Daggsdell Road	0						WE10
WE11	Polehanger Lane	0						WE11
WE12	Whitebroom Road	0						WE12
WE13	The Pastures (West)	0						WE13
WE14	The Pastures (East)	0						WE14
WE15	Hollybush Lane	0						WE15
WE16	Harepark Close	0						WE16
WE17	Pulleys Lane (West)	0						WE17
WE18	Pulleys lane (East)	0						WE18
WE19	Gravel Lane	0						WE19
WE20	Barberry Road	0						WE20
WE21	Parkwood Drive	0						WE21
WE22	Stoneycroft	0						WE22
WE23	off Long Chaulden (438)	0						WE23
WE24	Northridge Way (adj to Community Centre)	0						WE24
WE25	adj to 457 Warners End Road	0.186	9	8	18	13		WE25
WE26	Long Chaulden	0	7	0	0	0	small site	WE26
WE27	Long Chaulden	0						WE27
WE28	Land at Fields End Lane	7.5	L	260	260	260	Number of units have been confirmed at 260 (35 dph)	WE28
WE29	Martindale Primary School, Boxted Road	1.4	14	46	74	60		WE29

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+)	
WE1								
WE2								
WE3								
WE4								
WE5								
WE6								
WE7								
WE8								
WE9								
WE10								
WE11								
WE12								
WE13								
WE14								
WE15								
WE16								
WE17								
WE18								
WE19								
WE20								
WE21								
WE22								
WE23								
WE24								
WE25			M	H	L		No Phasing	The site is a Total Petrol Station along with associated Bonjour convenience retail facility. The site is unlikely to come forward for development in the near future given the current operational use of this facility along with the high land remediation costs associated with bringing petrol station sites forward for residential development. Were the site to come forward for development it is likely to be able to provide a small scale residential scheme of potentially flatted units. Might be attractive to a local housebuilder. Developer intention unknown.
WE26								
WE27								

Warners End Ward

WE28			M-H	L	M		0-5 years	The site is open greenfield agricultural land in the Green Belt. The site will be capable of providing a large scale residential scheme of mixed dwellings. There may be development constraints related to development in the Green Belt and ownership issues regarding the agricultural use. Were the site to come forward for development it is likely that a national or regional housebuilder will be interested in the site. Site development costs would need to include brand new service infrastructure provision to the site. There may be potential rights to light and overlooking issues from residential property adjacent. There is developer interest in this site.
WE29			M	M-H	L		No Phasing	The site is currently a working primary school. There are relocation issues along with loss of education amenity issues. Some demolition costs associated with demolition of existing structure. The site would be capable of providing a small scale residential scheme. Surrounded on all sides by other residential properties. Therefore, rights to light and overlooking issues are likely to be constraints.

Warners End Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WE1	combined with WE7																WE1
WE2	off Spring Lane (75)																WE2
WE3	off Spring Lane (16)																WE3
WE4	off Long Chaulden (507)																WE4
WE5	off Boxted Road (6)																WE5
WE6	off Peartree Road (16)																WE6
WE7	off Spring Lane (123)																WE7
WE8	Sacombe Road																WE8
WE9	off Boxted Road (77)																WE9
WE10	Daggsdell Road																WE10
WE11	Polehanger Lane																WE11
WE12	Whitebroom Road																WE12
WE13	The Pastures (West)																WE13
WE14	The Pastures (East)																WE14
WE15	Hollybush Lane																WE15
WE16	Harepark Close																WE16
WE17	Pulleys Lane (West)																WE17
WE18	Pulleys lane (East)																WE18
WE19	Gravel Lane																WE19
WE20	Barberry Road																WE20
WE21	Parkwood Drive																WE21
WE22	Stoneycroft																WE22
WE23	off Long Chaulden (438)																WE23
WE24	Northridge Way (adj to Community Centre)																WE24
WE25	adj to 457 Warners End Road	0.186	9	U	N									8	18		WE25
WE26	Long Chaulden																WE26
WE27	Long Chaulden																WE27
WE28	Land at Fields End Lane	7.5	L	G	Y	260	260										WE28
WE29	Martindale Primary School, Boxted Road	1.4	14	U	N									46	74		WE29
					Total Urban	0	0	0	0	0	0	0	0	54	92		
					Total Greenfield	260	260	0	0	0	0	0	0	0	0		
					Total >5ha	260	260	0	0	0	0	0	0	0	0		
					Total	260	260	0	0	0	0	0	0	54	92		

Watling 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					
WA1	High Street (Manor Farm)	vacant overgrown field	surrounded by residential and farmhouse. Large site with good access to local centre		R			Site is allocated as a "Greenfield" Housing Allocation (H44) in the Dacorum Local Plan, and is understood as an exceptional allocation as it lies within the AONB. However, the site has been rejected for the purposes of the SHLAA for consistency with other sites as it lies within an AONB.	WA1			
WA2	Cavendish Road	overgrown space, outbuildings, garages	surrounded by residential and pub		R			Site has been rejected due to accessibility difficulties.	WA2			
WA3	Cavendish Road	gardens and garages	surrounded by residential and pub		R			There are no intentions currently to develop this site.	WA3			
WA4	Cavendish Road	rear gardens	surrounded by residential, open land and community uses		R			There are no intentions currently to develop this site.	WA4			
WA5	Old Vicarage Gardens	garage courts	surrounded by residential. Evidence of some use		R			There are no intentions currently to develop this site.	WA5			
WA6	Old Vicarage Gardens	garage courts	surrounded by residential mostly average condition. In use		R			There are no intentions currently to develop this site.	WA6			
WA7	Cowper Rise	garage courts	surrounded by residential, retail and local centre. Good site close to local centre		R			There are no intentions currently to develop this site.	WA7			
WA8	Buckwood Road	residential and builders yard	surrounded by residential and local centre. Built out new housing with some still vacant space		R			The site has been built out.	WA8			
WA9	Albert Street	Large old house and gardens	surrounded by residential and gardens. Overgrown, poorly kept gardens. Large space, good access to local centre. Covered under empty house source	0.17	A			Any development in the gardens will have to be sensitive to the setting of the building.	WA9		U	N
WA10	Sebright Road	Green space with monument	surrounded by residential and local centre. Potential archaeological significance, tree issue		R			Site rejected as it has amenity value.	WA10			
WA11	Sebright Road	garage courts and parking	surrounded by residential and local centre. Potential overlooking and parking issues. Space constraints?		R			Site rejected in order to retain garage courts and parking facilities. There are no intentions to develop this site.	WA11			
WA12	Sebright Road	garage courts and parking	surrounded by residential. Potential space constraints, parking issue and overlooking issue		R			Site rejected in order to retain garage courts and parking facilities. There are no intentions to develop this site.	WA12			
WA13	The Coppins	large rear garden	surrounded by residential. Overgrown		R			There are no intentions to develop this site.	WA13			
WA13A	Pickford Road	rear garden			R			There are no intentions to develop this site.	WA13A			
WA14	Pickford Road	residential site under construction	surrounded by residential and local centre		R			This site has been developed.	WA14			
WA14A & WA14B	extend WA14				R			27 units have been developed upon this site.	WA14A & WA14B	27 units completed under WA14 A.		

Watling Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WA15	Pickford Road	rear gardens	surrounded by residential and open land		R			This site is inaccessible. There are currently no intentions to develop this site.	WA15			
WA16	Park Close	garage courts and unused space	surrounded by residential and open land. Currently used as dumping ground. Overgrown, little evidence of use. Large site, but badly maintained		R			There are currently no intentions to develop this site.	WA16			
WA17	Pickford Road	Paddock	surrounded by residential, open land and main road. Pylon on-site		R	AONB		Site rejected as it is an AONB.	WA17			
WA18	Pickford Road	green space and rear gardens	surrounded by residential and main road. Public footpath running through site. Quality open space. Check designation		R			There are no intentions to develop this site.	WA18			
WA19	High Street	garage, tool hire, etc	surrounded by residential and local centre. Housing allocation site. Some active uses on site	0.117	A			Site is Housing Allocation Site H46a in Dacorum Local Plan. There is an extant permission on site (for 9 units).	WA19		U	N
WA20	High Street	Backyard, parking, access to flats	surrounded by residential, local centre. Covered under empty homes source		R			Site has been rejected due to accessibility constraints	WA20			
WA21	London Road	Depot, First Class Ltd, Marvin's Magic	surrounded by residential, active usage	0.1612	A		Flood Risk	Site lies within flood risk zones 2, 3a and 3b. Only 0.2957 hectares of the site are developable due to flood zone 3b.	WA21		U	N
WA22	Long Meadow	green space and scrubland	surrounded by residential. Potential tree issue, space constraints, substation on site. Close to A5	0.133	A				WA22		G	N
WA23	Farrer Top	garage courts	surrounded by residential. Average condition, potential parking issue and space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA23			
WA24	Farrer Top	garage courts and parking	surrounded by residential. Potential parking issue and space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA24			
WA25	Farrer Top	garage courts	surrounded by residential. Average condition, evidence of use, space constraints		R			Garage courts are in use. There are no intentions to develop this site.	WA25			
WA26	Hicks Road	car park	surrounded by residential, surgery and local centre		R			Car park is being retained due to community use.	WA26			
WA27	Roman Way	car park and back gardens	surrounded by residential and local centre. In bad condition, possible parking issues, rear access issues and disabled access		R		Flood Risk	Site lies within flood zone 3a, 2 and partly 3b. Site rejected in order to retain gardens and parking.	WA27			
WA28	Roman Way	green space surrounded by housing	surrounded by residential and local centre. Possible amenity and tree issues		R			Site rejected due to amenity use.	WA28			
WA29	High Street	vacant- acquired by housing developer	surrounded by residential and local centre.		R			Site is being developed.	WA29	1 unit u/c under 726/04.		
WA30	High Street	empty house, vacant space to rear, sheds, gardens	surrounded by residential and local centre		R			14 dwellings have been developed upon this site.	WA30	14 units completed in 05/06 under 1141/02.		

Watling Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WA31	High Street, Cavendish House	Big, listed house	surrounded by residential and local centre. In slight disrepair.	0.089	A			Residential property.	WA31		U	N
WA32	High Street	private drive and rear gardens	surrounded by residential and local centre. Space constraints		R			There are no known intentions to develop this site.	WA32			
WA33A	High Street	vacant site	surrounded by residential and local centre	0.016	A				WA33A		U	N
WA33B	High Street	car park, vacant space and shed adjacent to pub	surrounded by residential and local centre		R			Car park is being retained due to community use.	WA33B			
WA34	Roman Way	car park	surrounded by residential and local centre		R			Car park is being retained due to community use.	WA34			
WA35	High Street	storage, etc for bakery & car parking	surrounded by residential and local centre		R			new build, bakery	WA35			
WA36	High Street	builders yard	surrounded by residential and local centre	0.0969	A				WA36		U	N
WA37	High Street (64)	large house and yard/garden	surrounded by residential, supermarket and local centre. Appears empty.	0.1051	A	Listed building		Listed residential property.	WA37		U	N
WA38	Hicks Road	garage courts and garage	surrounded by residential, employment & garage/housing allocation		R		Flood Risk	There are no intentions to develop this site.	WA38			
WA39	High Street	sheds and parking	surrounded by newsagent, residential, pub and local centre		R		Flood Risk	Parking is needed to serve commercial properties.	WA39			
WA40	Hicks Road (western side)	Commercial use (vacant buildings)	Part overlap with M/h2.	0.6771	A			Site is in a General Employment Area. Zog II are site owners.	WA40		U	N
WA41	Little Gaddesden Village Green	Farm buildings and farm land.	HCC has referenced WA 42 & ASH 2 as one site		R			Site lies outside any urban conurbation. HCC are site owners and agents/promoters.	WA41			
WA42	Flamstead, site off Singlets Lane	Open land			R	Green belt		Site owned by Pennard Holdings and promoted by Graham Sutton Surveyors. Rejected on greenfield site suitability criteria.	WA42			
WA43	Flamstead, site off Singlets Lane	Open land			R	Green belt		Site owned by Pennard Holdings and promoted by Graham Sutton Surveyors. Rejected on greenfield site suitability criteria.	WA43			
WA44	Open land opposite bowling cottage on Chequers Hill	Farm land			R	Green belt		Robinson & Hall are agents/promoters. Rejected on greenfield site suitability criteria.	WA44			
WA45	Pickford Road	Open land		1.032	A	Green belt		Site lies on the edge of the green belt and an AONB.	WA45		G	N
WA46	Pickford Road - Duplicate of WA 17	Open land			R	AONB		Duplicate of WA 17	WA46			
WA47	Buckwood Road	Open land			R	AONB		Site rejected as it lies within an AONB.	WA47			
WA48	Buckwood Road	Open land			R	AONB		Site rejected as it lies within an AONB.	WA48			
WA49	Sharose Court	Employment Units			R	Site is in a General Employment Area	Flood Risk	Site is affected by flood zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	WA49			

Watling Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WA50	Site off Pickford Road	Open land			R	Open space, open land		Site designated as open land and open space in dacorum local plan. Site rejected in order to retain amenity.	WA50			
WA51	London Road	Open land		5.307	A	Green belt	Flood Risk	Site size reduced from 6.433 hectares due to flood zone 3b.	WA51		G	Y
WA52	Foxdell Farm, Luton Road	Farm buildings and surrounding open land.			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site in open countryside.	WA52			
WA53	Site between Persal End Road and the M1	Open land			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site in open countryside.	WA53			
WA54	Site between London Road and the M1	Open land			R	Green belt		Rejected on greenfield site suitability criteria. Isolated site outside of any urban conurbation.	WA54			
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	Open land	Permission granted	0.21	A				WA55	Permission granted	G	N
WA56	Site to the south of Potten Hill road - Rumbers Farm	Open land and farm buildings			R	Green belt		Rejected on greenfield site suitability criteria.	WA56			
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm				R	Green belt		Rejected on greenfield site suitability criteria.	WA57			

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
WA1																			
WA2																			
WA3																			
WA4																			
WA5																			
WA6																			
WA7																			
WA8																			
WA9											√								In conservation area. Listed buildings on site.
WA10																			
WA11																			
WA12																			
WA13																			
WA13A																			
WA14																			
14A & WA14B																			
WA15																			
WA16																			
WA17																			
WA18																			
WA19					√				In a local centre.	√	√								In conservation area. Adjacent to an area of archeological significance. In flood zone 3a, 2 . Adjacent to listed buildings.
WA20																			
WA21				√					Part of the site is in a general employment area.										In flood zone 3a, 2 and 3b.
WA22	√					√			Adjacent to green belt. Site is in open space.	√									In flood zone 3a, 2
WA23																			
WA24																			
WA25																			
WA26																			

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
WA27																			
WA28																			
WA29																			
WA30																			
WA31											√								Listed buildings on site. In conservation area. In area of archeological significance.
WA32																			
WA33A	√								adjacent to green belt.		√								In conservation area. In area of archeological significance.
WA33B																			
WA34																			
WA35																			
WA36					√				In a local centre.		√								adjacent to a listed building. In conservation area. In area of archeological significance.
WA37					√				Site touches on to a shopping area in a local centre. In a local centre.		√		√					listed building on site. In conservation area. In area of archeological significance. TPOs on site.	
WA38																			
WA39																			
WA40	√	√		√					Adajacent to green belt. Site is next to an AONB and an area covered by an Article 4 Direction. Site lies within a General Employment Area.	√	√	√			√				Site is next to wildlife site. Public rights of way run through the site. Next to an area of archeological significance. Flood zones 2,3a and 3b cut through site.
WA41																			
WA42																			
WA43																			

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
WA44																			
WA45	√								Adjacent to an AONB.	√									Adjacent to a Wildlife site.
WA46																			
WA47																			
WA48																			
WA49																			
WA50																			
WA51	√								In green belt.										Site area reduced to remove from Flood Zone 3b.
WA52																			
WA53																			
WA54																			
WA55									Permission already granted										
WA56																			
WA57																			

Watling Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WA1	High Street (Manor Farm)							WA1
WA2	Cavendish Road							WA2
WA3	Cavendish Road							WA3
WA4	Cavendish Road							WA4
WA5	Old Vicarage Gardens							WA5
WA6	Old Vicarage Gardens							WA6
WA7	Cowper Rise							WA7
WA8	Buckwood Road							WA8
WA9	Albert Street	0.17	12	2	4	3		WA9
WA10	Sebright Road							WA10
WA11	Sebright Road							WA11
WA12	Sebright Road							WA12
WA13	The Coppins							WA13
WA13A	Pickford Road							WA13A
WA14	Pickford Road							WA14
WA14A & WA14B	extend WA14							WA14A & WA14B
WA15	Pickford Road							WA15
WA16	Park Close							WA16
WA17	Pickford Road							WA17
WA18	Pickford Road							WA18
WA19	High Street	0.117		9	9	9	planning permission for 9 units	WA19
WA20	High Street							WA20
WA21	London Road	0.1612	15	7	13	10		WA21
WA22	Long Meadow	0.133	5	5	8	7		WA22
WA23	Farrer Top							WA23
WA24	Farrer Top							WA24
WA25	Farrer Top							WA25
WA26	Hicks Road							WA26
WA27	Roman Way							WA27
WA28	Roman Way							WA28
WA29	High Street							WA29
WA30	High Street							WA30
WA31	High Street, Cavendish House	0.089	4	0	1	1		WA31
WA32	High Street							WA32
WA33A	High Street	0.016	9	1	2	1		WA33A
WA33B	High Street							WA33B
WA34	Roman Way							WA34
WA35	High Street							WA35
WA36	High Street	0.0969	9	4	9	7		WA36
WA37	High Street (64)	0.1051	4	1	1	1		WA37
WA38	Hicks Road							WA38
WA39	High Street							WA39
WA40	Hicks Road (western side)	0.6771	2	23	41	32		WA40
WA41	Little Gaddesden Village Green							WA41
WA42	Flamstead, site off Singlets Lane							WA42
WA43	Flamstead, site off Singlets Lane							WA43

Watling Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WA44	Open land opposite bowling cottage on Chequers Hill							WA44
WA45	Pickford Road	1.032	12	10	26	18		WA45
WA46	Pickford Road - Duplicate of WA 17	0						WA46
WA47	Buckwood Road	0						WA47
WA48	Buckwood Road	0						WA48
WA49	Sharose Court	0						WA49
WA50	Site off Pickford Road	0						WA50
WA51	London Road	5.307	L	133	186	159		WA51
WA52	Foxdell Farm, Luton Road							WA52
WA53	Site between Persal End Road and the M1	0						WA53
WA54	Site between London Road and the M1	0						WA54
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	0.21	N/A	7	7	7		WA55
WA56	Site to the south of Potten Hill road - Rumbers Farm							WA56
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm							WA57

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	
	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+)	
WA1								Overcoming barriers to delivery
WA2								
WA3								
WA4								
WA5								
WA6								
WA7								
WA8								
WA9			M-H	M	L		No Phasing	The site is a large detached, private residence with a large back garden. The site will be able to accommodate a small residential scheme of low density housing. There are likely to be rights to light and overlooking issues from surrounding residential properties along with relocation of existing tenant and demolition of the existing building. Likely to face local opposition to development here.
WA10								
WA11								
WA12								
WA13								
WA13A								
WA14								
WA14A & WA14B								
WA15								
WA16								
WA17								
WA18								
WA19			M	M-H	M		6-10 years	This site is currently used as a car garage as well as other employment usage. There may be an issue with ground contamination.
WA20								
WA21			M	M-H	M		No Phasing	The site is currently used as a depot. Demolition of existing building will increase development costs. The site has decent access from the High Street. The site may be attractive to a regional housebuilder.

Watling Ward

WA22			M	L	M-H		No Phasing	The site is currently open green land and scrubland. The site will be capable of accommodating a row of semi-detached or terraced units to reflect those opposite. Low density development, likely to prove attractive to a local housebuilder.
WA23								
WA24								
WA25								
WA26								
WA27								
WA28								
WA29								
WA30								
WA31			M-H	M-H	M		No Phasing	The site is currently a small gravel car park with a two storey brick built period residential property. There are likely to be several constraints to development here, namely relocation of existing residents, the high development costs associated with demolition of the existing building and rights to light and overlooking issues from surrounding residential properties. The site is a prominent corner site and would be able to accommodate a small residential scheme of 6-8 units. The site is likely to prove attractive to a local housebuilder.
WA32								
WA33A			M	M	M		No phasing	The site is a rear car park behind a local convenience store. The site will be capable of providing a small residential scheme of approximately two units. The site borders the main A5, so there is likely to be planning considerations regarding noise, nuisance, rights to light and overlooking from surrounding residential properties. The site will need a better access before it comes forward for development.
WA33B								
WA34								
WA35								
WA36			M-H	H	M		No Phasing	The site is currently a builders merchant yard and storage facility. Likely to be several constraints to development namely the narrow access, rights to light, overlooking issues from surrounding residential properties. The site would be capable of providing a small residential scheme of 4-6 units. Likely to be attractive to a local housebuilder.

Watling Ward

								The site is a listed building fronting the High Street and back gardens to the rear. Access to the site is under an arch and therefore very constrained. There is the possibility of high development costs and local objections associated with bringing this site forward for residential development given the redevelopment of a listed building. Were development to come forward it would be constrained by rights of light and overlooking issues from surrounding residential properties. Likely to be attractive to a local housebuilder.
WA37			M-H	M-H	M-L		No Phasing	
WA38								
WA39								
WA40			M	M	M		No phasing period (for residential)	The site is currently some vacant office premises being marketed by Peter Hill Commercial as flexible business space. There will be some development costs associated with demolition of the existing buildings. The site is large enough to be able to provide a medium to small scale residential scheme of medium density with close links to the nearby A5. Were the site to come forward for development, it is likely that a regional developer would build the site. There may be some planning constraints involving rights to light and overlooking issues from nearby properties.
WA41								
WA42								
WA43								
WA44								
WA45			M	L	M		6-10 years	This site is currently open land on the edge of Markyate. It may be attractive to a regional housebuilder.
WA46								
WA47								
WA48								
WA49								
WA50								
WA51			M-H	L	M		No phasing	The site is a large area of open land on the eastern end of Markyate.
WA52								
WA53								
WA54								
WA55			M	M	H		0-5 years	Already has permission
WA56								
WA57								

Watling Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WA1	High Street (Manor Farm)																WA1
WA2	Cavendish Road																WA2
WA3	Cavendish Road																WA3
WA4	Cavendish Road																WA4
WA5	Old Vicarage Gardens																WA5
WA6	Old Vicarage Gardens																WA6
WA7	Cowper Rise																WA7
WA8	Buckwood Road																WA8
WA9	Albert Street	0.17	12	U	N									2	4		WA9
WA10	Sebright Road																WA10
WA11	Sebright Road																WA11
WA12	Sebright Road																WA12
WA13	The Coppins																WA13
WA13A	Pickford Road																WA13A
WA14	Pickford Road																WA14
WA14A & WA14B	extend WA14																WA14A & WA14B
WA15	Pickford Road																WA15
WA16	Park Close																WA16
WA17	Pickford Road																WA17
WA18	Pickford Road																WA18
WA19	High Street	0.117	0	U	N			9	9								WA19
WA20	High Street																WA20
WA21	London Road	0.1612	15	U	N									7	13		WA21
WA22	Long Meadow	0.133	5	G	N									5	8		WA22
WA23	Farrer Top																WA23
WA24	Farrer Top																WA24
WA25	Farrer Top																WA25
WA26	Hicks Road																WA26
WA27	Roman Way																WA27
WA28	Roman Way																WA28
WA29	High Street																WA29
WA30	High Street																WA30
WA31	High Street, Cavendish House	0.089	4	U	N									0	1		WA31
WA32	High Street																WA32
WA33A	High Street	0.016	9	U	N									1	2		WA33A
WA33B	High Street																WA33B
WA34	Roman Way																WA34
WA35	High Street																WA35
WA36	High Street	0.0969	9	U	N									4	9		WA36
WA37	High Street (64)	0.1051	4	U	N									1	1		WA37
WA38	Hicks Road																WA38
WA39	High Street																WA39
WA40	Hicks Road (western side)	0.6771	2	U	N									41	32		WA40
WA41	Little Gaddesden Village Green																WA41
WA42	Flamstead, site off Singlets Lane																WA42
WA43	Flamstead, site off Singlets Lane																WA43

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WA44	Open land opposite bowling cottage on Chequers Hill																WA44
WA45	Pickford Road	1.032	12	G	N									10	26		WA45
WA46	Pickford Road - Duplicate of WA 17																WA46
WA47	Buckwood Road																WA47
WA48	Buckwood Road																WA48
WA49	Sharose Court																WA49
WA50	Site off Pickford Road																WA50
WA51	London Road	5.307	L	G	Y									133	186		WA51
WA52	Foxdell Farm, Luton Road																WA52
WA53	Site between Persal End Road and the M1																WA53
WA54	Site between London Road and the M1																WA54
WA55	Meadow Farm, Bradden Lane, Gaddesden Row	0.21	N/A	G	N	7	7										WA55
WA56	Site to the south of Potten Hill road - Rumbers Farm																WA56
WA57	Site to the south of Potten Hill road - between Potten End Farm and Woodcroft Farm																WA57
					Total Urban	0	0	9	9	0	0	0	0	55	62		
					Total Greenfield	7	7	0	0	0	0	0	0	148	220		
					Total >5ha	0	0	0	0	0	0	0	0	133	186		
					Total	7	7	9	9	0	0	0	0	203	282		

Woodhall Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WH1	Chalfont Close	garage courts	in average condition		R			Courts are In active use and are in good condition. There are no intentions to develop this site.	WH1			
WH2	Redbourn Road	Open land	vacant space, edge of residential	1.05	A			The site is allocated as a 'Greenfield' Housing Allocation (H41) in Dacorum Local Plan.	WH2		G	N
WH3	Bayford Close	garage courts and parking	average/poor condition, in use		R			There are no intentions to develop this site.	WH3			
WH4	Aragon Close	garage courts	in average condition, parking seems as though it is needed		R			There are no intentions to develop this site.	WH4			
WH5	Aragon Close	parking	potential for rationalisation of parking and green space		R			Site has been rejected as it is used for amenity green space.	WH5			
WH6	Kimpton Close	garage courts	average to poor condition		R			Garage courts are in use and are in ok condition. There are no intentions to develop this site.	WH6			
WH7	Kimpton Close	garage courts and parking	average condition	0.12	A			DBC-owned site and is being progressed through a Housing Association (H/h14b).	WH7			
WH8	Cleves Road	garage courts	average/good condition and good corner space		R			Garage courts are in use. There are no current plans to develop this site.	WH8			
WH9	Burns Drive	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH9			
WH10	Valley Green	urgery car park	looks disused		R			Car park is to be retained for community use.	WH10			
WH11	Valley Green	garage courts	average to poor condition, with parking, some empty. Large site		R			There are no intentions to develop this site.	WH11			
WH12	Valley Green	garage courts and parking	average/poor quality, large site		R			There are no intentions to develop this site.	WH12			
WH13	Valley Green	garage courts	average/poor quality		R			Garage courts are new and in good condition. There are no current plans to develop this site.	WH13			
WH14	Burns Drive	garage courts	average/poor quality, next to green space		R			There are no intentions to develop this site.	WH14			
WH15	Blair Close	garage courts	good road frontage, large site. Average condition		R			There are no intentions to develop this site.	WH15			
WH16	Tattershall Drive	garage courts	poor condition		R			There are no intentions to develop this site.	WH16			
WH17	Tattershall Drive	garage courts	average condition		R			There are no intentions to develop this site.	WH17			
WH18	Ashby Court	garage courts	in use		R			Garage courts are currently in active use . There are no intentions to develop this site.	WH18			
WH19	Roydon Court	garage courts	poor condition. Possible parking issue, large site		R			There are no intentions to develop this site.	WH19			
WH20	Elstree Road	garage courts	poor quality		R			There are no intentions to develop this site.	WH20			
WH21	High Wychway	garage courts	seem disused, overgrown, average to poor quality		R			There are no intentions to develop this site.	WH21			
WH22	High Wychway	garage courts	average condition		R			There are no intentions to develop this site.	WH22			

Woodhall Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status		
						Policy constraints	Physical constraints				G / U	>5ha?
WH23	Widford Terrace	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH23			
WH24	Sandridge Close	garage courts	average condition		R			There are no intentions to develop this site.	WH24			
WH25	Horton Gardens	garage courts	good condition		R			There are no intentions to develop this site.	WH25			
WH26	Perry Green	garage courts	average/poor condition		R			There are no intentions to develop this site.	WH26			
WH27	Spring Green	garage courts	possible parking issue		R			There are no intentions to develop this site.	WH27			
WH28	Chenies Court	garage courts			R			There are no intentions to develop this site.	WH28			
WH29	Datchet Close	garage courts			R			Garage courts are in good condition. There are no intentions to develop this site.	WH29			
WH30	Arkley Road	garage courts			R			There are no intentions to develop this site.	WH30			
WH31	Datchet Close (2-12)	garage courts			R			6 dwellings have already been developed on this site.	WH31	6 complete under 2646/03 in 04/05.		
WH32	Datchet Close, 2-13				R			7 dwellings have already been developed on this site.	WH32	7 complete under 2646/03 in 04/05.		
WH33	Datchet Close, 2-14				R			8 dwellings have already been developed on this site.	WH33	8 complete under 2646/03 in 04/05.		
WH34	Coleridge Crescent	Open space			R			Site has been rejected to retain community amenity.	WH34			

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
WH1																			
WH2		√				√			next to an area of open land and open space.	√									touching onto a wildlife site.
WH3																			
WH4																			
WH5																			
WH6																			
WH7						√			site adjacent to an area of open space.				√						Large area of site affected by TPOs
WH8																			
WH9																			
WH10																			
WH11																			
WH12																			
WH13																			
WH14																			
WH15																			
WH16																			
WH17																			
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WH31																			
WH32																			
WH33																			
WH34																			

Woodhall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
WH1	Chalfont Close	0						WH1
WH2	Redbourn Road	1.05	14	35	56	45		WH2
WH3	Bayford Close	0						WH3
WH4	Aragon Close	0						WH4
WH5	Aragon Close	0						WH5
WH6	Kimpton Close	0						WH6
WH7	Kimpton Close	0.12	14	4	6	5		WH7
WH8	Cleves Road	0						WH8
WH9	Burns Drive	0						WH9
WH10	Valley Green	0						WH10
WH11	Valley Green	0						WH11
WH12	Valley Green	0						WH12
WH13	Valley Green	0						WH13
WH14	Burns Drive	0						WH14
WH15	Blair Close	0						WH15
WH16	Tattershall Drive	0						WH16
WH17	Tattershall Drive	0						WH17
WH18	Ashby Court	0						WH18
WH19	Roydon Court	0						WH19
WH20	Elstree Road	0						WH20
WH21	High Wychway	0						WH21
WH22	High Wychway	0						WH22
WH23	Widford Terrace	0						WH23
WH24	Sandridge Close	0						WH24
WH25	Horton Gardens	0						WH25
WH26	Perry Green	0						WH26
WH27	Spring Green	0						WH27
WH28	Chenies Court	0						WH28
WH29	Datchet Close	0						WH29
WH30	Arkley Road	0						WH30
WH31	Datchet Close (2-12)	0						WH31
WH32	Datchet Close, 2-13	0						WH32
WH33	Datchet Close, 2-14	0						WH33
WH34	Coleridge Crescent	0						WH34

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+)	
WH1								
WH2			M	L	M-H	H	6-10 years	Greenfield site off the Redbourn Road on the edge of an existing housing estate.
WH3								
WH4								
WH5								
WH6								
WH7			M	L	M-H	M	0-5 years	DBC-owned site and is being progressed through a Housing Association (H/h14b), so there is intention to develop.
WH8								
WH9								
WH10								
WH11								
WH12								
WH13								
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WH32								
WH33								
WH34								

Woodhall Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied			0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
				U/G	>5ha	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
WH1	Chalfont Close																WH1
WH2	Redbourn Road	1.05	14	G	N	35	56										WH2
WH3	Bayford Close																WH3
WH4	Aragon Close																WH4
WH5	Aragon Close																WH5
WH6	Kimpton Close																WH6
WH7	Kimpton Close	0.12	14	U	N	4	6										WH7
WH8	Cleves Road																WH8
WH9	Burns Drive																WH9
WH10	Valley Green																WH10
WH11	Valley Green																WH11
WH12	Valley Green																WH12
WH13	Valley Green																WH13
WH14	Burns Drive																WH14
WH15	Blair Close																WH15
WH16	Tattershall Drive																WH16
WH17	Tattershall Drive																WH17
WH18	Ashby Court																WH18
WH19	Roydon Court																WH19
WH20	Elstree Road																WH20
WH21	High Wychway																WH21
WH22	High Wychway																WH22
WH23	Widford Terrace																WH23
WH24	Sandridge Close																WH24
WH25	Horton Gardens																WH25
WH26	Perry Green																WH26
WH27	Spring Green																WH27
WH28	Chenies Court																WH28
WH29	Datchet Close																WH29
WH30	Arkley Road																WH30
WH31	Datchet Close (2-12)																WH31
WH32	Datchet Close, 2-13																WH32
WH33	Datchet Close, 2-14																WH33
WH34	Coleridge Crescent																WH34
					Total Urban	4	6	0	0	0	0	0	0	0	0		
					Total Greenfield	35	56	0	0	0	0	0	0	0	0		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	39	62	0	0	0	0	0	0	0	0		

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