



Providing Homes and Community Services



Site Allocations

Background Issues Paper
Technical Appendix

September 2014

Background Issues Papers

Introduction

A series of background papers have been prepared to support the Pre-Submission Site Allocations DPD. These are as follows:

- **The Sustainable Development Strategy:**
 - (a) Green Belt, Rural Area and Settlement Boundaries
 - (b) Transport

- **Strengthening Economic Prosperity**

- **Providing Homes and Community Services**
 - (a) Providing Homes
 - (b) Social Infrastructure

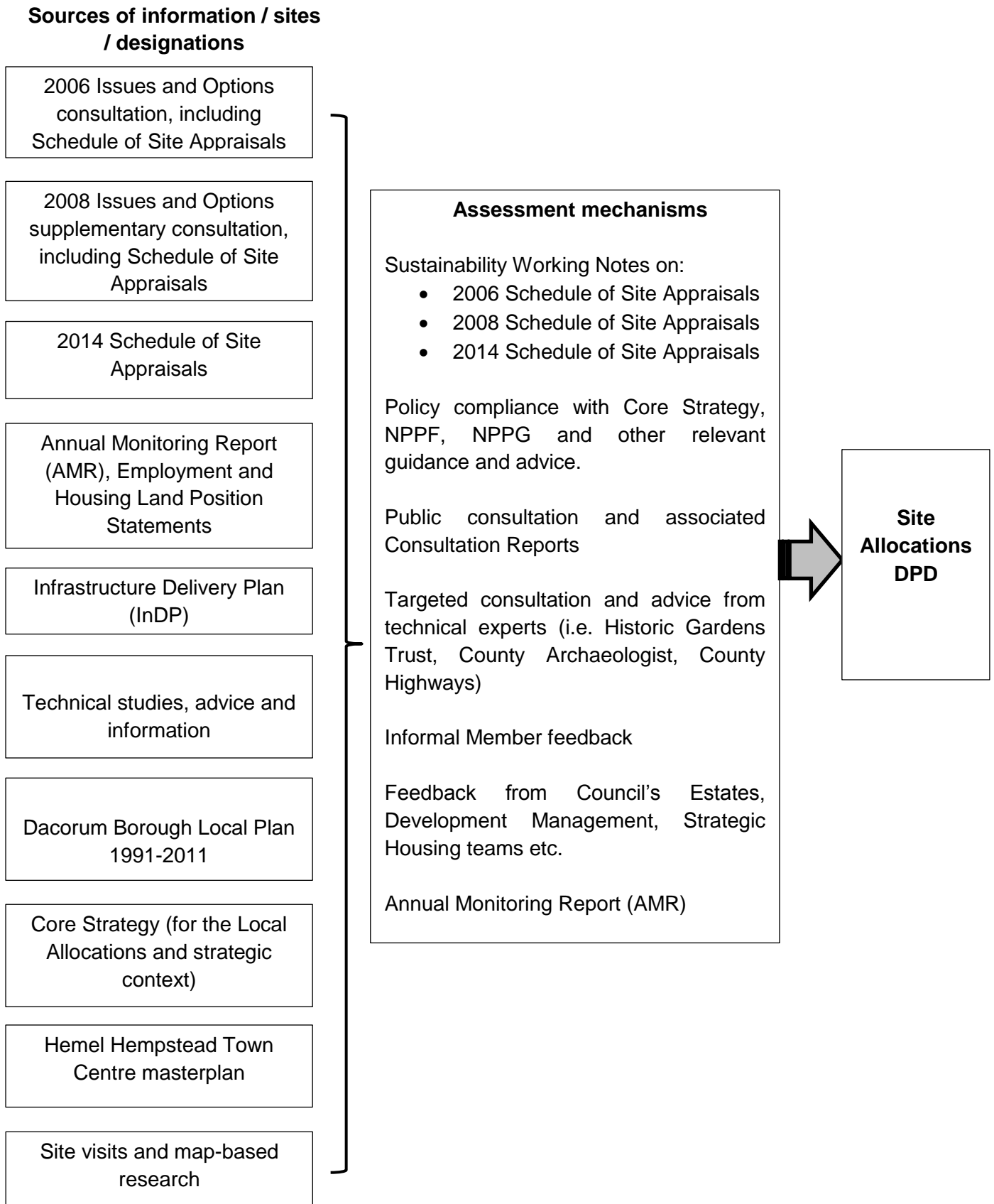
- **Looking After the Environment**

These papers form part of the evidence base. Their role is to inform the content of the Site Allocations DPD through:

- (a) summarising background policy, guidance and advice relevant to each subject area; and
- (b) assessing which sites, designations and/or boundary changes it is appropriate to take forward in the context of this advice and set out any additional selection criteria used.

Information has been collected from a number of different sources and as the assessment has been an interactive process, incorporating the conclusions of sustainability appraisal and advice from technical experts as appropriate (see Figure 1).

Figure 1: Assessment of Alternative Sites, Options and Designations



Contents

	Page
A. Providing Homes:	
– Appendix 1: Summary decisions on the Schedule of Site Appraisal sites	1
– Appendix 2: Summary of completed Strategic Housing Land Availability Assessment sites 2007 – 2014	56
– Appendix 3: Summary decisions on the Strategic Housing Land Availability Assessment Sites (sites as at 1st April 2013)	59
– Appendix 4: Background housing trajectory data 2006 - 2031	67
– Appendix 5: Housing trajectory 2013 – 2031	68
– Appendix 6: Summary housing trajectory 2013 – 2031	69
– Appendix 7: Background tables to the housing trajectory 2013 – 2031	70

APPENDICES

Appendix 1 Summary decisions on the Schedule of Site Appraisal sites

Reference	Site	Town	Source of site rep	Site Appraisal	Category	Summary	Recommendation
H/h1	Marchmont Farm	Hemel Hempstead	agent / landowner submission	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA1. See also H/h25 and H/h41.	Progress as an allocation.
H/h23	The Hive, Featherbed Lane, Felden	Hemel Hempstead	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h25	Marchmont Farm	Hemel Hempstead	DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA1. See also H/h1 and H/h41.	Progress as an allocation.
H/h32	Shendish Manor	Hemel Hempstead	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h40	Gorhambury Estate land	Hemel Hempstead	agent / landowner submission	2006	Green Belt to residential	Land to be considered in context of the emerging St Albans City and District Council Core Strategy and joint working on the East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.
H/h41	Marchmont Farm	Hemel Hempstead	DBLP Inspector's Report / Core Strategy	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA1. See also H/h1 and H/h25.	Progress as an allocation.
H/h42	Shendish Manor	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h44	Nash Mills	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h45 (H/h72)	Felden	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h46	Grovehill and Woodhall Farm	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h47	Boxmoor	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h48 (H/h65)	Gadebridge North	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h48a	Land at Gadebridge North (Boxted Farm)	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h49	Old Town (Core Strategy)	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA2	Progress as an allocation.
H/h54	Bunkers Park (Core Strategy)	Hemel Hempstead		2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Site is needed for other community uses.	Do not progress as an allocation.

H/h62	Pouchen End, West Hemel Hempstead	Hemel Hempstead	Core Strategy	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h62a	Land at Pouchen End	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h62b	Land at Pouchen End Farm	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h62c	Land at Chaulden Lane	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h62d	Land west of Hemel Hempstead	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h63 (H/h40)	Land beside M1 (part of Gorhambury Estate)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Land to be considered in context of the emerging St Albans City and District Council Core Strategy and joint working on the East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.
H/h64	Land at Breakspear Way	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Land to be considered as part of East Hemel Hempstead Area Action Plan and through work on the Maylands Gateway.	Do not progress as an allocation.

H/h65 (H/h48)	Land North of Gadebridge	Hemel Hempstead	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h66	Breakspear Way (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Open Land to residential	Land to be considered as part of East Hemel hempstead Area Action Plan and through work on the Maylands Gateway.	Do not progress as an allocation.
H/h67	West Hemel Hempstead (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h67a	Land at Fields End Farm	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA3.	Progress as an allocation.
H/h68	Shendish Manor (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h71	London Road, Boxmoor (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h71a	Land at Friend at Hand, London Road	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h72 (H/h45)	Sheethanger Lane, Felden (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h77	Land south of Link Road, Gadebridge	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h82	Hendalayk, off Roughdown Villas Road	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h84	Land at Fields End Lane	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h86	Land off Featherbed Lane	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h89	Land adj. Red Lion PH, Nash Mills Lane	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h90	Land adj. 7-8 Meadow Way	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Consider suitability of reviewing Green Belt boundary to exclude land as a potential small-scale anomaly. Land falls below threshold size for allocation, but could be pursued through Development Management process.	Do not progress as an allocation.
H/h93	Land at Holtsmere End	Hemel Hempstead	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this	Do not progress as an allocation.

						approach.	
H/h5	Windmill Road	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h6	Driftway	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h7	Paston Road	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h8	Mimas Road	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h9	Malvern Way	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h10	Eastwick Row end of Mariner Way	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h11	Marlins Turn (A) and (B)	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h12	Cuttsfield Terrace / Chaulden Terrace	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h13	Cumberlow Place	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h14	Kimpton Close / Cleaves Road	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h15	Claymore	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h16	Eskdale Court / Borrowdale Court / Westerdale	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.

H/h33	Barnacres Road / Candlefield Road	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h35	Deansway	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h36	Horselers	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h37	Lime Walk	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h38	Reddings	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h39	Ritcroft Street	Hemel Hempstead	DBC	2006	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h87	Garage block adj. 69 Long John	Hemel Hempstead	DBC	2008	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h88	Garage block, The Noakes	Hemel Hempstead	DBC	2008	Garage Sites to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h4	Paradise Fields (H40)	Hemel Hempstead	DBLP	2006	Existing housing allocations for retention / amendment	Carry forward existing DBLP housing proposal.	Progress as an allocation.
H/h26	Land south of Redbourn Road (H41)	Hemel Hempstead	DBLP	2006	Existing housing allocations for retention / amendment	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h27	Buncefield Lane / Green Lane (H38)	Hemel Hempstead	DBLP	2006	Existing housing allocations for retention /	Site with planning permission / under construction / complete. See also H/h113.	Do not progress part of site with planning permission as an

					amendment		allocation.
H/h28	Westwick Farm, Pancake Lane (H42)	Hemel Hempstead	DBLP	2006	Existing housing allocations for retention / amendment	Part of site with planning permission / under construction / complete. Remaining land is available for housing.	Progress as an allocation.
H/h29	Three Cherry Trees Lane / North East Hemel Hempstead (H18)	Hemel Hempstead	DBLP	2006	Existing housing allocations for retention / amendment	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h17	Ebbens Road / Frogmore Road	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Employment land can be released for housing.	Progress as an allocation.
H/h17a	East Frogmore Road	Hemel Hempstead	agent / landowner submission	2008	Employment to residential mixed use	Employment land can be released for housing.	Progress as an allocation.
H/h18	1-13 Frogmore Road	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Employment land can be released for housing.	Progress as an allocation.
H/h19	Frogmore End, Frogmore Road	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Employment land can be released for housing.	Progress as an allocation.
H/h22	Three Cherry Trees Lane (East) (E4)	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Employment land can be released for housing. To be considered through East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.

H/h30	74-78 Wood Lane End	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Part of "Heart of Mayland" concept. Interest in developing land as part of a mixed development. To be considered through Development Management process / East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.
H/h31	Hemel Gateway	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Potential for a range of commercial uses. To be taken forward through East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.
H/h34	Gas Board site, London Road (TWA5)	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Continuing landowner interest in progressing housing on the site. Existing DBLP proposal. See also H34a and H/h34b.	Progress as an allocation.
H/h34a	National Grid site, London Road	Hemel Hempstead	agent / landowner submission	2014	Employment to residential mixed use	Continuing landowner interest in progressing housing on the site. Existing DBLP proposal. See also H34 and H/34b.	Progress as an allocation.
H/h34b	339-353 London Road	Hemel Hempstead	agent / landowner submission	2014	Employment to residential mixed use	Potential for housing linked to H/h34a.	Progress as an allocation.
H/h53	Former Kodak Tower, Cotterells	Hemel Hempstead	Planning application	2006	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h59	Land at former John Dickinsons, London Road (TWA7)	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Part of land already developed for housing. Remaining employment land can be released for housing. See also H/h102.	Progress as an allocation.

H/h60	Sappi Site, Nash Mill, Belswains Lane	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h60a	Sappi (Site A), Belswains Lane	Hemel Hempstead	agent / landowner submission	2008	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h61	Lord Alexander House, Waterhouse Street	Hemel Hempstead	agent / landowner submission	2006	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h69	Buncefield Lane (Inspectors Report)	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Employment to residential mixed use	Site to be considered through Maylands Gateway Brief and East Hemel Hempstead Area Action Plan.	Do not progress as an allocation.
H/h75	Breakspear House, Maylands Avenue	Hemel Hempstead	agent / landowner submission	2008	Employment to residential mixed use	Planning permission exists and part implemented for a range of commercial uses. Retain employment land.	Do not progress as an allocation.
H/h76	Former Texaco petrol filling station, adjacent Plough Roundabout	Hemel Hempstead	agent / landowner submission / other	2008	Employment to residential mixed use	Ongoing developer interest in site for housing.	Progress as an allocation.
H/h85a	Bishops Yard, Mark Road / Farmhouse Lane	Hemel Hempstead	Other	2008	Employment to residential mixed use	No landowner/developer intent identified.	Do not progress as an allocation.
H/h85b	Land adjacent to Bishops Yard, Mark Road / Farmhouse Lane	Hemel Hempstead	Other	2008	Employment to residential mixed use	No landowner/developer intent identified.	Do not progress as an allocation.
H/h21	Leverstock Green football club	Hemel Hempstead	Other	2006	Leisure to residential	No landowner/developer intent identified. No alternative replacement facility identified.	Do not progress as an allocation.
H/h50	Hemel Hempstead football club	Hemel Hempstead	agent / landowner submission	2006	Leisure to residential	No landowner/developer intent identified. No alternative replacement	Do not progress as an allocation.

						facility identified.	
H/h51	Land adj 37 Coleridge Crescent	Hemel Hempstead	Other	2006	Leisure to residential	Land below size threshold for allocation. No landowner /developer intent identified.	Do not progress as an allocation.
H/h80	Leverstock Green Lawn Tennis Club, Grasmere Close	Hemel Hempstead	agent / landowner submission	2008 and 2014	Leisure to residential	Land potentially available for housing subject to impact on Open Land designation and securing alternative facilities.	Progress as an allocation.
H/h2	West Herts College	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Could be delivered through redevelopment of site for educational and town centre uses. Level of housing dependent on extent of land required for these main uses. See also H/h109.	Progress as a joint mixed allocation with H/h108 and H/h109.
H/h3	Hemel Hempstead Hospital (C5)	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Could be delivered through rationalisation of hospite site and buildings as part of a residential and community led development..	Progress as a mixed use allocation.
H/h55	Martindale Primary School, Boxted Road	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Land no longer required for community use. Landowner interest in progressing site for housing.	Progress as an allocation.
H/h56	Pixies Hill JMI School, Pixies Hill Crescent	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Land still required for community use.	Do not progress as an allocation.

H/h57	Barncroft Primary School, Washington Avenue	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Land still required for community use.	Do not progress as an allocation.
H/h58	Jupiter Drive JMI School, Jupiter Drive	Hemel Hempstead	agent / landowner submission	2006	Social and community to residential / mixed use to residential	Land still required for community use.	Do not progress as an allocation.
H/h78	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	agent / landowner submission	2008	Social and community to residential / mixed use to residential	Land still required for community use.	Do not progress as an allocation.
H/h92	Boxmoor House School, Box Lane	Hemel Hempstead	agent / landowner submission	2008	Social and community to residential / mixed use to residential	Land still required for community use.	Do not progress as an allocation.
H/h24	Three Horsehoes PFS, Leverstock Green	Hemel Hempstead	agent / landowner submission	2006	Retail / local centre / town centre to residential and/or mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h52	Civic Zone	Hemel Hempstead	DBC	2006 / 2014	Retail / local centre / town centre to residential and/or mixed use	See comments on H/h2, H/h106, H/h107, H/h 108 and H/h109.	Part progress as a mixed allocation.

H/h70	Fields between Westwick Farm and Green Lane	Hemel Hempstead	DBLP Inspector's Report	2006	Open land to residential and leisure	Loss of Open Land.	Do not progress as an allocation.
H/h73	Land at Horseshoe Ground, Leverstock Green Road	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Open land to residential and leisure	Loss of important local amenity.	Do not progress as an allocation.
H/h74	Land between Westwick Farm and Green Lane	Hemel Hempstead	Landowner submission / DBLP Inspector's Report	2006	Open land to residential and leisure	Loss of Open Land.	Do not progress as an allocation.
H/h79	Land at Fletcher Way	Hemel Hempstead	agent / landowner submission	2008	Other to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h81	Land adjacent to Hemel Hempstead Railway Station, London Road	Hemel Hempstead	agent / landowner submission	2008	Other to residential	Land below size threshold for allocation.	Do not progress as an allocation.
H/h83	Two Waters East	Hemel Hempstead	agent / landowner submission	2008	Other land to residential or leisure	Impact on Open Land and key environmental designation (flood zone).	Do not progress as an allocation.
H/h91	Land adjacent to Highfield House, Jupiter Drive	Hemel Hempstead	agent / landowner submission	2008	Other land to residential or leisure	Impact on Open Land, trees and listed status of Highfield House. Land below size threshold for allocation.	Do not progress as an allocation.
H/h94	Land at Ridgeway Close	Hemel Hempstead	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

H/h95	Land adj. A41	Hemel Hempstead	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h96	Land adj. Old Fishery Lane (Gadespring Cressbeds)	Hemel Hempstead	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h97	Camelot Clubhouse and car park, Old Fishery Lane	Hemel Hempstead	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
H/h98	Royal Mail Site, Hemel Hempstead Mail Centre and Delivery Office, Park Lane	Hemel Hempstead	agent / landowner submission	2014	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h99	22 and 22a Two Waters Road	Hemel Hempstead	agent / landowner submission	2014	Open Land to residential	Loss of Open Land.	Do not progress as an allocation.

H/h100	Lock Cottage, off Station Road (west of Two Waters Road)	Hemel Hempstead	agent / landowner submission	2014	Open Land to residential	Loss of Open Land.	Do not progress as an allocation.
Be/h1	Ivy House Lane	Berkhamsted	agent / landowner submission	2006 / 2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h2	Land south of Berkhamsted	Berkhamsted	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h2a	Land south of Upper Hall Park	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Be/h2b	Land adjacent to Ashlyns Farm and Ashlyns Hall	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h2c	Land adjacent to Ashlyns Lodge, Chesham Road	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h2d	Land west of Chesham Road	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Be/h2e	Land south of Kingshill Way	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h2f	Land south of Ashlyns School (Ashlyns Farm Livery)	Berkhamsted	agent / landowner submission	2014	Green Belt to residential	Broad principle of reusing some of the farm buildings for housing is acceptable. Existing building is attractive and site is sensitive, which limits potential capacity below threshold.	Do not progress as an allocation.
Be/h3	Lockfield, New Road	Berkhamsted	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h4	Pea Lane, Northchurch	Berkhamsted	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Site falls within CAONB.	Do not progress as an allocation.

Be/h5	Land at Shootersway	Berkhamsted	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h6	Blegberry, Shootersway	Berkhamsted	agent / landowner submission	2006 / 2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h7	Land to the west of Durrants Lane	Berkhamsted	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Be/h8	Land at Bank Mill Lane	Berkhamsted	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h9	Land at Ashlyns School	Berkhamsted	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Land safeguarded for future primary school expansion.	Do not progress as an allocation.
Be/h10	Hanburys, Shootersway	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy supports principle of release of this and adjoining land from Green Belt for housing through Local Allocation LA4.	Progress as an allocation.
Be/h14	British Film Institute, Kingshill Way	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Be/h15	Land at Darfield, Shootersway / Darrs Lane	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h17	Land rear of Shootersway	Berkhamsted	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h11	Land north east of Admiral Way / Tortoiseshell Way	Berkhamsted	agent / landowner submission	2008	Other to residential	Loss of local amenity green and proximity of railway line.	Do not progress as an allocation.
Be/h12	Land at Durrants Lane and Shootersway	Berkhamsted	agent / landowner submission	2008	Other to residential	Core Strategy supports principle of land for housing through Strategic Site proposal SS1.	Progress as an allocation.
Be/h13	Berkhamsted Football Club, Broadwater	Berkhamsted	Other	2008	Other to residential	Loss of sporting facility and impact on Open Land setting.	Do not progress as an allocation.
Be/h16	Land at Manor Street	Berkhamsted	agent / landowner submission	2008	Other to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.

Be/h18	Fields adj. to New Road	Berkhamsted	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
Be/h19	Land to the west of Berkhamsted	Berkhamsted	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
Be/h20	Land at Castle Gateway, Castle Hill	Berkhamsted	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Be/h21	Land adj. Rose Cottage, Bank Mill Lane	Berkhamsted	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Be/h22	Berkhamsted Delivery Office, Office and Storage, 300 High Street	Berkhamsted	agent / landowner submission	2014	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
Be/h23	Former Police station, High Street/Kings Road	Berkhamsted	agent / landowner submission	2014	Employment to residential mixed use	Existing use replaced. Potential for housing and a mix of town centre uses at ground floor.	Progress as an allocation.
Be/h24	Land at Gossoms End	Berkhamsted	agent / landowner submission	2014	Employment to residential mixed use	Employment land can be released for housing and retailing.	Progress as a mixed allocation.
Be/r1	Land off High Street / Water Lane	Berkhamsted	DBC	2006	Retail / local centre / town centre to residential and/or mixed use	Limited developer interest. A number of foodstore proposals are being progressed in the town. Site in multiple ownership which will complicate delivery.	Do not progress as an allocation.
T/h2	Marchcroft Lane (landowner submission)	Tring	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

T/h3	Land north of Icknield Way	Tring	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h4 (LA5)	Land adjacent to Icknield Way GEA	Tring	agent / landowner submission	2006	Green Belt to residential	Core Strategy supports principle of release of part of land from Green Belt for housing through Local Allocation LA5.	Progress as an allocation.
T/h5	Land at New Mill	Tring	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h6	Marshcroft Lane / Station Road (landowner submission)	Tring	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

T/h10	Land between Station Road, Cow Road and London Road	Tring	DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h11	Station Road/Cow Lane	Tring	DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h12	South of Park Street	Tring	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h13	Cattle Market, Brook Street	Tring	DBLP (Deposit Draft)	2006	Town centre to residential	Impact on key town centre assets.	Do not progress as an allocation.

T/h15	Land north of Icknield Way / south of Grand Union Canal	Tring	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h16	Land north of A41 (adj. London Lodge)	Tring	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h17	Land south of A41 (West Leith Woodlands)	Tring	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
T/h1	Rear of Western Road	Tring	Other	2006	Employment to residential mixed use	DBLP supportive of reuse to housing. Concept statement adopted to guide development. Part of suit already built out / with planning permission.	Progress as an allocation.

T/h7	Akeman Street, General Employment Area	Tring	DBC	2006	Employment to residential mixed use	Core Strategy supports a more flexible approach to uses in the GEA. Part of site may be available for residential. See also T/h19.	Progress part of site as an allocation.
T/h7a	64-68 Akeman Street	Tring	agent / landowner submission	2008	Employment to residential mixed use	Permission for 8 apartments has expired (4/1895/07). Below size threshold.	Do not progress as an allocation.
T/h8	Brook Street, General Employment Area	Tring	DBC	2006	Employment to residential mixed use	GEA to be retained.	Do not progress as an allocation.
T/h9	Miswell Lane (E6)	Tring	DBPL	2006	Employment to residential mixed use	Loss of employment land to be replaced as part of extension to Icknield Way GEA under proposal LA5.	Progress as an allocation.
T/h18	Land south of Park Road	Tring	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB). See also T/h12.	Do not progress as an allocation.
T/h19	Depot land, Langdon Street	Tring	agent / landowner submission	2014	Employment to residential mixed use	Employment land can be released for housing. See also T/h7.	Progress as an allocation.

Bov/h1	Land at Duckhall Farm	Bovingdon	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. See also Bov/h8 and Bov/h8a.	Do not progress as an allocation.
Bov/h2	Land off Louise Walk	Bovingdon	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h2a	Land rear of Green Lane and Austin Mead	Bovingdon	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Bov/h3	Little Gables, Long Lane	Bovingdon	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h4	Land at Middle Lane, Bovingdon	Bovingdon	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h5	Land at Shantock Hall Lane	Bovingdon	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Bov/h5a	Land off Shantock Lane	Bovingdon	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h6	Land at Grange Farm	Bovingdon	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h6a	Land at Grange Farm	Bovingdon	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Bov/h7	Land at Long Lane	Bovingdon	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h8	Land at Duck Hall Farm	Bovingdon	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. See also Bov/h1.	Do not progress as an allocation.
Bov/h8a	Duckhall Farm	Bovingdon	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

Bov/h9	Land at Green Lane / South east of Homefield	Bovingdon	agent / landowner submission	2008 / 2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h10	Land at Bovingdon Airfield	Bovingdon	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
Bov/h11	Land off Hempstead Road/Stoney Lane	Bovingdon	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

KL/h3	Rectory Farm, Rectory Lane	Kings Langley	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h4	Rucklers Wood, Rucklers Lane	Kings Langley	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h5	Hill Farm, Love Lane	Kings Langley	Other	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

KL/h8	Land north-east of A41 Bypass	Kings Langley	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h9	Land south-west of A41 Bypass	Kings Langley	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h10	Land east of Watford Road	Kings Langley	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

KL/h11	Land adjacent 119 Hempstead Road	Kings Langley	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h12	Land at Rucklers Lane	Kings Langley	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h1	Sunderlands Yard, Church Lane	Kings Langley	Other	2006	Employment to residential mixed use	Loss of unidentified employment land. No landowner / developer interest identified.	Do not progress as an allocation.
KL/h2	Ex- Kings Langley Building Supplies	Kings Langley	Other	2006	Employment to residential mixed use	No landowner/developer intent identified. Below site threshold for site allocation.	Do not progress as an allocation.
KL/h6	Garages rear of Waterside	Kings Langley	Other	2008	Other to residential	No landowner/developer intent identified. Below site threshold for site allocation.	Do not progress as an allocation.
KL/h7	Scout Hall, rear of Great park	Kings Langley	agent / landowner submission	2008	Other to residential	Loss of community facility. Below site threshold for site allocation.	Do not progress as an allocation.

KL/h13	Land fronting Love Lane	Kings Langley	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h14	West Meon, 46 Langley Hill	Kings Langley	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
KL/h15	Kings Langley Delivery Office, 32 High Street	Kings Langley	agent / landowner submission	2014	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
M/h3	Foxdall Farm, Luton Road	Markyate	Landowner submission / DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

M/h4	Dammersley Close	Markyate	DBLP Inspector's Report	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
M/h5	Land at Wesley Road, Albert Street	Markyate	DBLP Inspector's Report	2006	Other to residential	Below size threshold for an allocation. No landowner / developer interest identified.	Do not progress as an allocation.
M/h1	Land at Cheverells Green (east)	Markyate	agent / landowner submission	2006	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
M/h6	Land at Buckwood Road	Markyate	DBLP Inspector's Report	2006	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.

M/h7	Land at Buckwood Road/Cavendish Road	Markyate	DBLP Inspector's Report	2006	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
M/h9	Land at Cheverells Green (west)	Markyate	Landowner submission / DBLP Inspector's Report	2006	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
M/h8	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top	Markyate	DBC/ DBLP Inspector's Report	2006	Open land to residential	Loss of and impact on Open Land.	Do not progress as an allocation.
M/h2	Hicks Road / A5	Markyate	agent / landowner submission	2006	Employment to residential mixed use	Core Strategy supports principle of land for housing through Strategic Site proposal SS1. Site with planning permission / under construction / complete.	Do not progress as an allocation.
M/h2a	Markyate General Employment Area, Hicks Road	Markyate	agent / landowner submission	2008	Employment to residential mixed use	Part of site with planning permission / under construction / complete. Remaining land potentially available for housing and other uses.	Progress remaining land as an allocation.

M/h10	c/o Hicks Road and High Street	Markyate	agent / landowner submission	2014	Employment to residential mixed use	Edge of Local Centre and previous permission for housing.	Progress as an allocation.
O/h2	The Twist, Wiggington	Other Settlements	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
O/h6	Bourne End Lane, Bourne End	Other Settlements	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h8	End of Nunfield Chipperfield	Other Settlements	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

O/h9	Ackwell Simmons Ltd, Chapel Croft, Chipperfield	Other Settlements	agent / landowner submission	2006	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h10	Land opposite Bowling Cottage, Chequers Hill, Flamstead	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h11	Land at The Orchard, Little Heath Farm, Little Heath Lane, Potten End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

O/h13	Land in Bourne End village, Bourne End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h20	Land off Bourne End Lane, Bourne End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h21	Land west of Woodcroft Farm, Water End Road, Potten End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

O/h22	Land off Potten End Hill, Potten End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h23	Land south of the A41 Bypass, Wigginton	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
O/h24	Land north of Wigginton	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.

O/h30	Land adjacent The Willows, Potten End Hill, Water End	Other Settlements	agent / landowner submission	2008	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h4	Grange Road, Wilstone (DBC housing submission)	Other Settlements	DBC	2006	Rural Area to residential	Land falls below size threshold for allocation.	Do not progress as an allocation.
O/h5	Grange Road, Wilstone (landowner submission)	Other Settlements	agent / landowner submission	2006 and 2014	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h7	Wilstone Bridge, Tring Road, Wilstone	Other Settlements	agent / landowner submission	2006	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.

O/h12	Land at Rosebarn Lane, Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h16	Land at Astrope Lane, Long Marston	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach and affects key environmental designation (Flood Zone). Below size threshold for allocation.	Do not progress as an allocation.
O/h17	Land at Marston Place, Chapel Lane, Long Marston	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach and affects key environmental designation (Flood Zone). Below size threshold for allocation.	Do not progress as an allocation.

O/h19	Land south west of Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h25	Land at James Farm, Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h26	Land north of Lower Icknield Way, Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.

O/h27	Land south of Lower Icknield Way, Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
O/h28	Land south of Tringford Farm, Wilstone	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designations (CAONB and Flood Zone).	Do not progress as an allocation.
O/h29	Land at The Green, Little Gaddesden	Other Settlements	agent / landowner submission	2008	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.

O/h1	Bourne End Mills	Other Settlements	agent / landowner submission	2006 / 2014	Employment to residential mixed use	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Site suitable for employment purposes with recent interest expressed in redevelopment for this. Other opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h3	Bourne End Mills (elderly persons complex)	Other Settlements	agent / landowner submission	2006	Employment to residential mixed use	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Loss of employment land.	Do not progress as an allocation.
O/h15	Egg Packing Facility, Lukes Lane, Gubblecote	Other Settlements	agent / landowner submission	2008	Employment to residential mixed use	Site with planning permission / under construction / complete.	Do not progress as an allocation.
O/h18	Garage Block, Nunfield, Chipperfield (DBC submission)	Other Settlements	agent / landowner submission	2008	Other to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
O/h31	Garden Scene Nursery, Chapel Croft, Chipperfield	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Reuse of previously developed land. Strong developer interest.	Progress as an allocation.
O/h32	Land adj. Dunsford, Chapel Croft, Chipperfield	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Undeveloped land in village. Below size threshold to be identified as an allocation.	Do not progress as an allocation.

O/h33	Water End Road, Potten End	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Part developed site, but not all site is potentially available. Therefore falls below threshold for allocation.	Do not progress as an allocation.
O/h34	Lands to the west of the Junction with The Bit and Chesham Road (Site 1), Wigginton	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
O/h35	Lands to the north of the junction of Chesham Road and Wigginton Bottom. (Site 2), Wigginton	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.

O/h36	Lands on the western side of Chesham Road, (Site 3) Wigginton	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach. Impact on key environmental designation (CAONB).	Do not progress as an allocation.
O/h37	Land adj. A41, Bourne End (Amen Corner)	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h38	Land south of Bourne End/adj. A41 (Bourne End Field)	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other opportunities for releasing land from Green Belt have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h39	Sharlowes Farm, Flaunden Hill, Flaunden	Other Settlements	agent / landowner submission	2014	Green Belt to residential	Broad principle of reusing some of the farm buildings for housing is acceptable. Site and buildings are sensitive, which limits potential capacity to below threshold.	Do not progress as an allocation.

O/h40	Land north of Dixon's Gap (North) Dixon's Wharf, Wilstone	Other Settlements	agent / landowner submission	2014	Rural Area to residential	Core Strategy sets out a development strategy to meet housing and other development needs in the Borough. Other greenfield opportunities in the countryside have been identified. The land runs contrary to this approach.	Do not progress as an allocation.
O/h41	Former Egg Packing Facility at Luke's Lane, Gubblecote, Tring	Other Settlements	agent / landowner submission	2014	Rural Area to residential	Site with planning permission / under construction / complete.	Do not progress as an allocation.
H/h101	Land r/o 186-202 Belswains Lane	Hemel Hempstead	DBPL	2014	Employment to residential mixed use	Carry forward of existing DBLP housing proposal TWA1. Mainly built out with only a small parcel remaining available.	Progress as an allocation.
H/h102	Apsley Paper Trail land, London Road	Hemel Hempstead	DBC	2014	Employment to residential mixed use	Reuse of remaining employment land (TWA7) for housing. See also H/h59.	Progress as an allocation.
H/h103	Paradise / Wood Lane	Hemel Hempstead	DBC	2014	Employment to residential mixed use	Reuse of employment land for housing.	Progress as an allocation.
H/h104	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	DBC	2014	Employment to residential mixed use	Potential development opportunity tied to improving role of station as a transport gateway. See also SHLAA sites APS3, APS6 and APS7.	Progress as an allocation.
H/h105	39-41 Marlowes	Hemel Hempstead	DBC	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	Office building in town centre owned by DBC. Opportunity for high density housing.	Progress as an allocation.

H/h106	Market Square (North) c/o Marlowes/Combe Street/Waterhouse Street	Hemel Hempstead	DBC/SHLAA	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	In multiple ownership/use and would prove difficult to bring forward for development.	Do not progress as an allocation.
H/h107	Market Square (South) c/o Marlowes/Bridge Street (South)/Waterhouse Street	Hemel Hempstead	DBC/SHLAA	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	In multiple ownership/use and would prove difficult to bring forward for development.	Do not progress as an allocation.
H/h108	Civic Zone c/o Marlowes/Combe Street (North)/Leighton Buzzard Road	Hemel Hempstead	DBC/SHLAA	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	Redevelopment opportunity following downsizing and reorganisation of civic services. Site can be linked to opportunities on site H/h109.	Progress as a joint mixed allocation with H/h109.
H/h109	West Herts College, Marlowes	Hemel Hempstead	Landowner submission / DBC	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	Redevelopment opportunity following downsizing of college campus. Site can be linked to opportunities on site H/h108. See also H/h2.	Progress as a joint mixed allocation with H/h108.
H/h110	233 London Road	Hemel Hempstead	Landowner submission / DBC / SHLAA	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	See also SHLAA site APS38. Owner is keen to secure development of commercial site.	Progress as an allocation.
H/h111	Henry Wells Square, Grovehill	Hemel Hempstead	DBC / SHLAA	2014	Retail/Local Centre/Town Centre to Residential and/or Mixed	See also SHLAA sites GH52 and GH55. Local centre has potential for housing as part of wider redevelopment of the centre under the emerging neighbourhood plan. Not yet progressed in detail enough to warrant a firm allocation.	Do not progress as an allocation.

H/h112	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	DBC	2014	Open land to residential	Potential to redevelop site within built footprint of former buildings.	Progress as an allocation.
H/h113	Land to the r/o St Margaret's Way / Datchworth Turn (H38)	Hemel Hempstead	DBPL	2014	Other to residential	Part of DBLP housing proposal site H38. Progress dependent on outcome of town and village green application. See also H/h27.	Progress as an allocation.
H/h115	Ebberns Road	Hemel Hempstead	DBC	2014	Employment to residential mixed use	Carry forward of existing DBLP conversion of employment land to housing. Mainly built out with only a small parcel remaining available.	Progress as an allocation.
Be/h25	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted	DBC	2014	Employment to residential mixed use	Land and buildings owned by DBC. Potential to redevelop for a mix of town centre uses.	Progress as an allocation.
Be/h26	High Street/Swing Gate Lane	Berkhamsted	DBC	2014	Employment to residential mixed use	Opportunity to redevelop a mix of commercial uses and improve gateway to conservation area.	Progress as an allocation.
KL/h16	Land adjacent to Coniston Road	Kings Langley	DBC / SHLAA	2014	Other to residential	Amenity land owned by DBC.	Progress as an allocation.

Appendix 2 Summary of completed Strategic Housing Land Availability Assessment sites 2007 - 2014

2007/08

AE55	Wood Lane End	Hemel Hempstead
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2008/09

BW34	Hospice of St Francis and Blue Mist	Berkhamsted and Northchurch
BW35	Chilterns, Stoney Close	Berkhamsted and Northchurch
AW37	Land north of Ellen Close (r/o 33-45 Great Road) HH	Hemel Hempstead
HHC 80	Primrose Engineering Co, Adeyfield Road	Hemel Hempstead
CH16a	r/o 92 Deaconsfield Road	Hemel Hempstead
CH16a	r/o 76 Deaconsfield Road	Hemel Hempstead
CH16a	r/o 108 Deaconsfield Road	Hemel Hempstead
CH30	r/o 41-43 Deaconsfield Road	Hemel Hempstead
KL15	Jubilee Walk (r/o 37-69 Watford Road), KL	Kings Langley

2009/10

WA55	Meadow Farm, Bradden Lane, Gaddesden Row	Rest of Dacorum
KL15	Jubilee Walk (r/o 37-69 Watford Road), KL	Kings Langley

2010/11

BC44	110 High Street	Berkhamsted and Northchurch
BOV60	Land r/o Nunfield, Chipperfield	Rest of Dacorum
BC38	Rose Cottage, 17 Bank Mill Lane	Berkhamsted and Northchurch
BOX8	Convent, Woodland Avenue	Hemel Hempstead
LG46	Three Horseshoes Service, Leverstock Green Road	Hemel Hempstead
KL15	Phase 3, Jubilee Walk	Kings Langley

2011/12

BW3 (part)	S Dell & Sons, Stag Lane	Berkhamsted and Northchurch
BC42	8 Manor Street	Berkhamsted and Northchurch
APS 27	235-237 London Road, HH	Hemel Hempstead

APS16 (part)	Headlock Works, Ebberns Road, HH	Hemel Hempstead
HHC78	Lord Alexander House, Waterhouse Street	Hemel Hempstead
BEN35	Adj. 69 Long John	Hemel Hempstead
HHC32	250 Cottrells	Hemel Hempstead
BC45	Land at Tunnel Fields	Berkhamsted and Northchurch

2012/13

HHC81	Lovedays Yard, Cotterells	Hemel Hempstead
GH3	Ninian Road / Argyll Road	Hemel Hempstead
TW8 (part)	The Paddocks, Miswell Lane	Tring

2013/14

WH2	Land at Hunters Oak, Redbourn Road	Hemel Hempstead
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Source: DBC Residential Land Position Statements Nos. 35 - 41

Appendix 3 Summary decisions on the Strategic Housing Land Availability Assessment Sites (sites as at 1st April 2013)

Reference	Site	Town	Source of site	Summary	Recommendation
AE6	Three Cherry Tree Lane	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
AE35	Hammer Lane	Hemel Hempstead	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
AE 39	Adeyfield Youth Centre, The Queens Square	Hemel Hempstead	SHLAA	Loss of community facility.	Do not progress as an allocation.
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	SHLAA	Loss of community facility.	Do not progress as an allocation.
AE42	Site off Farmhouse Lane	Hemel Hempstead	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
AE44	Three Cherry Tree Lane	Hemel Hempstead	SHLAA	Land available for housing medium to long term. Within EHHA.	Do not progress as an allocation.
AE 54	31 Wood Lane End	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
AE 55	Oatridge Gardens	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS5	London Road, Harvester Pub	Hemel Hempstead	SHLAA	Part of Hemel Hempstead Station Gateway.	Progress as an allocation.
APS6	London Road, Quick Fit	Hemel Hempstead	SHLAA	Part of Hemel Hempstead Station Gateway.	Progress as an allocation.
APS7	London Road, MG and Rover	Hemel Hempstead	SHLAA	Part of Hemel Hempstead Station Gateway.	Progress as an allocation.
APS9	London Road (gas holder site / Haven House	Hemel Hempstead	SHLAA	Carry forward existing DBLP housing proposal TW5.	Progress as an allocation.

APS16	Ebbens Road	Hemel Hempstead	SHLAA	Carry forward existing conversion of employment land to housing.	Progress as an allocation.
APS20	Storey Street	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS27	Featherbed Lane	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS32	Featherbed Lane	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS 34	The Manor Estate	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS38	London Road (221-233)	Hemel Hempstead	SHLAA	Part of site available for development.	Part progress as an allocation.
APS39	London Road (66-110)	Hemel Hempstead	SHLAA	Site in multiple ownership. Difficult to deliver.	Do not progress as an allocation.
APS 41	APS (UK) Ltd, White Lion Street	Hemel Hempstead	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.
APS51	Comet Flooring, Winifred Road	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
APS58	London Road (Apsley Paper Trail)	Hemel Hempstead	SHLAA	Land can be released from employment purposes for housing.	Progress as an allocation.
AW25	Turners Hill	Hemel Hempstead	SHLAA	Carry forward existing DBLP housing proposal H40.	Progress as an allocation.
AW36	Hardy Road	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
AW 37	Farm Way	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
Ald6	Trooper Road, Aldbury	Rest of dacorum	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
BEN19	Fairway	Hemel Hempstead	SHLAA	Private garage block. Land not available.	Do not progress as an allocation.

BEN30	Kimps Way	Hemel Hempstead	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
BEN35	adj. 69 Long John	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
BC2	New Lodge, Bank Mill Lane	Berkhamsted and Northchurch	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
BC12	Chapel Street	Berkhamsted and Northchurch	SHLAA	Loss of community facility.	Do not progress as an allocation.
BC30	St Katherine's Way	Berkhamsted and Northchurch	SHLAA	Loss of local amenity space within a housing estate.	Do not progress as an allocation.
BC41	High Street / Water Lane	Berkhamsted and Northchurch	SHLAA	Site in multiple ownership. Difficult to deliver.	Do not progress as an allocation.
BE7	Clarence Road (r/o Civic Centre)	Berkhamsted and Northchurch	SHLAA	Could be delivered as part of a wider redevelopment of the existing Civic Centre.	Progress as an allocation.
BE16	Charles Street	Berkhamsted and Northchurch	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
BW3	Stag Lane / High Street	Berkhamsted and Northchurch	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
BW7	Park Street	Berkhamsted and Northchurch	SHLAA	No developer intent identified. Loss of community space.	Do not progress as an allocation.
BW16	High Street / Billet Lane (Majestic Wine)	Berkhamsted and Northchurch	SHLAA	No developer intent identified. Site in commercial use.	Do not progress as an allocation.
BOV2	Yew Tree Drive	Bovingdon	SHLAA	No developer intent identified. Site in commercial use.	Do not progress as an allocation.

BOV3	Church Street	Bovingdon	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.
BOV4	High Street (r/o 33A-37B)	Bovingdon	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.
BOX3	Sunnyhill Gardens	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
BOX20	Anchor Lane	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
CH15	R/O 1-3 & 5 St Albans Hill	Hemel Hempstead	SHLAA	No developer intent identified.	Do not progress as an allocation.
CH16a	Deaconsfield Road	Hemel Hempstead	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.
CH18	Semphill Road	Hemel Hempstead	SHLAA	No developer intent identified.	Do not progress as an allocation.
CH24	St Albans Road	Hemel Hempstead	SHLAA	Site in commercial use. Not sufficient evidence land is available short to medium term. May be available longer term.	Do not progress as an allocation.
CH30	Dowling Court	Hemel Hempstead	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.
CH32	Two Waters Road	Hemel Hempstead	SHLAA	Developer interest in bringing site forward.	Progress as an allocation.
GAD4	Fennycroft Road	Hemel Hempstead	SHLAA	Site in commercial use. Not available.	Do not progress as an allocation.
GAD44	The Noakes	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
GH3	Ninian Road	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
GH52	Stevenage Rise	Hemel Hempstead	SHLAA	Could be brought forward as part of redevelopment of Grovehill Local centre. Progress through neighbourhood planning work.	Do not progress as an allocation.

GH55	Turnpike Green	Hemel Hempstead	SHLAA	Could be brought forward as part of redevelopment of Grovehill Local centre. Progress through neighbourhood planning work.	Do not progress as an allocation.
GH58	Barncroft Primary School, Washington Avenue	Hemel Hempstead	SHLAA	In community use. Not available for development.	Do not progress as an allocation.
GH 59	Land adjacent to Grovehill Park	Hemel Hempstead	SHLAA	Core Strategy supports principle of release of land from Green Belt for housing through Local Allocation LA1.	Progress as an allocation.
HHC7	Bury Road	Hemel Hempstead	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
HH21	Leighton Buzzard road (Bury Hill Family Centre)	Hemel Hempstead	SHLAA	In community use. Not available for development.	Do not progress as an allocation.
HH32	Cotterells	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
HHC45	Hemel Hempstead General Hospital, Hillfield Road	Hemel Hempstead	SHLAA	Could be delivered through redevelopment of site for new hospital, educational and town centre uses. Level of housing dependent on extent of land required for these main uses.	Progress as a mixed use allocation.
HHC74	Marlowes	Hemel Hempstead	SHLAA	Potential for large-scale town centre redevelopment for a mix of uses.	Progress as a mixed use allocation.
HHC81	Andersons Croft, Cotterells	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
HSP2	Wheatfield	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.

HSP14	Queensway	Hemel Hempstead	SHLAA	Site in commercial use. No developer intent. Not available. Below size threshold for allocation.	Do not progress as an allocation.
HSP41	Cattsdell / Fletcher Way	Hemel Hempstead	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
HSP67	Jupiter Drive JMI School, Jupiter Drive	Hemel Hempstead	SHLAA	Being brought forward for community use.	Do not progress as an allocation.
KL3	Coniston Road	Kings Langley	SHLAA	Small amenity space within housing estate.	Progress as an allocation.
KL6	The Nap	Kings Langley	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
KL10	Church Lane / Alexandra Road	Kings Langley	SHLAA	Site in commercial use. No developer intent. Not available. Below size threshold for allocation.	Do not progress as an allocation.
KL21	off High Street	Kings Langley	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
KL38	London Road	Kings Langley	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
LG16	Westwick Farm, Pancake Lane	Hemel Hempstead	SHLAA	Site partly subject to planning application. Developer interest in remaining land.	Progress as an allocation.
LG41	Buncefield Lane	Hemel Hempstead	SHLAA	Land subject to a town and village green application. Progress dependent on outcome of application. Developer interest.	Progress as an allocation.

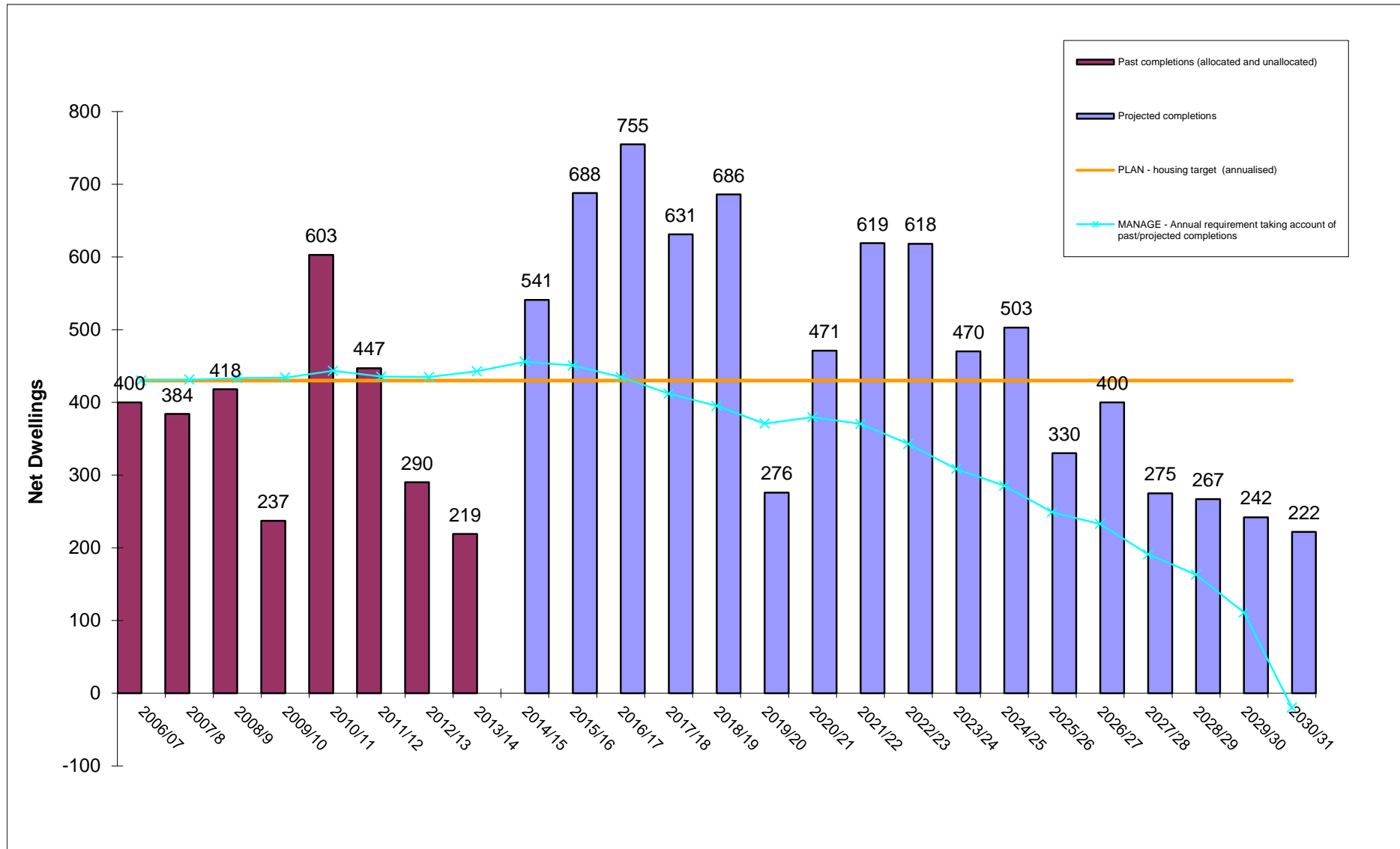
LG42	Land at Leverstock Green Tennis Club, Grasmere	Hemel Hempstead	SHLAA	Developer interest in bringing site forward. Progress dependent on securing alternative location for tennis club.	Progress as an allocation.
NM15	The Cart Track	Hemel Hempstead	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
NM 13	Former Nash Mills Depot and Sappi Graphics	Hemel Hempstead	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
N1	Alma Road / Duncombe Road	Berkhamsted and Northchurch	SHLAA	No developer intent. Site below size threshold for an allocation.	Do not progress as an allocation.
N13	Land at ERS, Durrants Lane	Berkhamsted and Northchurch	SHLAA	Land identified as a Strategic Site in the Core Strategy.	Progress as an allocation.
TC33	High Street / Christchurch Road	Tring	SHLAA	No developer intent. Site below size threshold for an allocation.	Do not progress as an allocation.
TW4	King Street	Tring	SHLAA	No developer intent. Site below size threshold for an allocation.	Do not progress as an allocation.
TW6	Western Road	Tring	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
TW 8	R/O Western Road	Tring	SHLAA	Part of site has already come forward for housing development. Continuing developer interest.	Progress as an allocation.
TW 10	101 High Street	Tring	SHLAA	No landowner / developer intent identified. Capacity limited given listed status of existing building. Site below size threshold for allocation.	Do not progress as an allocation.

TW14	Oaklawn	Tring	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
TW19	High Street (Rose & Crown)	Tring	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
TW35	Tring Road r/o 36-44, Wilstone	Rest of dacorum	SHLAA	Developer interest. Site below size threshold for allocation.	Do not progress as an allocation.
TW42	Chapel Fields, Wilstone	Rest of dacorum	SHLAA	Developer interest. Site below size threshold for allocation.	Do not progress as an allocation.
TW46	64-68 Akeman Street	Tring	SHLAA	No developer interest. Site below size threshold for allocation.	Do not progress as an allocation.
TW54	Egg Packing Station, Gubblecote	Rest of dacorum	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
WA1	Manor Farm	Markyate	SHLAA	Site with planning permission / under construction / complete.	Do not progress as an allocation.
WE25	adj.457 Warners End Road	Hemel Hempstead	SHLAA	Site in commercial use. No developer intent. Not available.	Do not progress as an allocation.
WE29	Martindale School, Bosted Road	Hemel Hempstead	SHLAA	Site not needed for community use. Landowner intends to bring forward for development.	Progress as an allocation.
WA19	Corner of Hicks Road and High Street	Markyate	SHLAA	Landowner interest expressed.	Progress as an allocation.
WA40	Hicks Road	Markyate	SHLAA	Land available for housing medium to long term.	Progress as an allocation.
WH 7	End of Kimpton Close, Redbourn Road	Hemel Hempstead	SHLAA	Site below size threshold for allocation.	Do not progress as an allocation.

Appendix 4 Background housing trajectory data 2006 - 2031

Period 2006 - 2031	COMPLETIONS								PROJECTIONS																	
	2006/07	2007/8	2008/9	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
Past completions (allocated and unallocated)	400	384	418	237	603	447	290	219																		
Projected completions									541	688	755	631	686	276	471	619	618	470	503	330	400	275	267	242	222	
Cumulative Completions	400	784	1202	1439	2042	2489	2779	2998	3539	4227	4982	5613	6299	6575	7046	7665	8283	8753	9256	9586	9986	10261	10528	10770	10992	
PLAN - housing target (annualised)	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	430	
MONITOR - No. of dwellings above or below cumulative allocation	-30	-76	-88	-281	-108	-91	-231	-442	-331	-73	252	453	709	555	596	785	973	1013	1086	986	956	801	638	450	242	
MANAGE - Annual requirement taking account of past/projected completions	430	431	433	434	443	435	435	443	456	451	435	412	395	371	380	370	343	308	285	249	233	191	163	111	-20	
Data Source	Residential Land Position Statement No. 41																									

Appendix 5 Housing trajectory 2014 - 2031



Appendix 6 Summary housing trajectory 2014 - 2031

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	
<i>Adjusted Core Strategy rate (@443 pa)</i>	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	7752
<i>(1) Defined sites:</i>																		
(a) Site Allocation:																		
Part 1:																		
(i) housing allocations	0	0	31	121	107	147	136	124	98	15	21	0	0	0	0	0	0	800
(ii) Mixed Use allocations	0	45	45	120	90	60	60	135	135	135	110	110	110	50	50	0	0	1255
(iii) Local Allocations				50	50	50	50											200
Part 2:																		0
(i) Local Allocations	0	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130	1430
Gypsy and Travellers Pitches						5							5				7	17
(b) Other:																		0
																		0
PPs (large sites)	467	555	395	187	172													1776
PPs (small sites)	30	30	30	30	29													149
PPs (conversions)	44	44	43	43	43													217
Legal agreements		14	12															26
SHLAA (not with pp):	0	0	0	0	0	14	110	100	100	100	137	0	0	0	42	42	0	645
New Sites (not SHLAA)	0	0	134	15	0	0	0	0	0	0	0	0	0	0	0	0	0	149
																		0
Sub total	541	688	690	566	491	276	356	549	533	400	418	260	265	140	182	172	137	6664
<i>2. Defined locations:</i>																		0
Maylands (i.e. Heart of Maylands (AE47)).			65	65	195	0	50	0	0	0	0	0	50	50	0	0	0	475
Grovehill Local Centre								20	20	20	20	20	20	20	20	20	20	200
Rural exceptions (Policy CS20)							15		15		15		15	15	15		15	105
Windfall (small sites in Residential Areas of the main settlements)*							50	50	50	50	50	50	50	50	50	50	50	550
Sub total	0	0	65	65	195	0	115	70	85	70	85	70	135	135	85	70	85	1330
Total	541	688	755	631	686	276	471	619	618	470	503	330	400	275	267	242	222	7994

* This also includes small new build and conversions/change of use sites in other locations such as undesignated employment sites, retail centres and rural conversions.

Appendix 7 Background tables to the housing trajectory 2014 – 2031

Part 1 Housing Allocations

(i) General Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31							
H/1	Land r/o 186-202 Belswains Lane	Hemel Hempstead	0.32	U	Y									5					5							10		TWA1	✓?	✓	
H/2	National Grid land, London Road	Hemel Hempstead	4.3	U	Y								40	40	40	40										160	APS9	TWA5	✓?	✓	One main owner (Gas Transco) with continuing development interest. Site extended and includes housing on 339-353 London Road. Existing community use may need to be relocated.
H/3	Land at Westwick Farm, Pancake Lane	Hemel Hempstead	1.6	G	N							12	12											0	24	LG16	H42	✓	✓	Crown Estate / private land. App approved under 216/13 for 26 homes. Land to come forward in 2 phases.	
H/4	Ebbens Road	Hemel Hempstead	1	U	Y							15	15													30	APS16		✓	✓	Policy allows for conversion of employment land to housing. Supported by SPG. Schemes across site: completed and in pipeline. Capacity of 64 reduced by 31 for approved appln at Headlock Works (932/07). Continuing developer interest for 29 homes - 931/13).
H/5	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y									15												15			✓?	✓	Sensitive site in open land setting. Former commercial buildings removed. Extent of development would need to be carefully justified and should reflect existing footprint of buildings. Continuing developer interest. Could be delivered years 0-5 (assume 6-10 in interim).
H/6	39-41 Marlowes	Hemel Hempstead	0.23	U	Y							40														40			✓	n/a	DBC owned. Town centre location. High density housing acceptable.
H/7	Leverstock Green Tennis Club, Grasmere Close	Hemel Hempstead	1.23	U	Y									12	13											25			✓?	✓?	Site can only proceed if an alternative location for the tennis club is secured.
H/8	Land at Turners Hill	Hemel Hempstead	0.75	G	N										20	23										43	AW25	H40	x	✓	Site promoted through Local Plan and as a planning application. Long term future tied to development options on hospital site. HCA contacted for their views.
H/9	233 London Road	Hemel Hempstead	0.1	U	Y								10													10	APS38 (part)		✓?	✓	Owners contacted 12/13. Expressed interest.

H/10	Apsley Paper Trail land, London Road	Hemel Hempstead	0.38	U	Y																35			35	APS58		✓?	✓	Part of DBC New Build Programme. Suggested delivery range of between 25-35 (to be confirmed through planning). Potential completion by 2017.								
H/11	The Point (former petrol filling station), Two Waters Road (former petrol filling station)	Hemel Hempstead	0.135	U	Y																				25	CH32		✓?	✓	Former PFS site. Previous developer interest in a mixed use resi scheme. Agent confirmed no longer pursuing housing in 11/12. However, developer interest in 13/14. Bring forward if interest pursued.							
H/12	Land to r/o St Margaret's Way / Datchworth Turn	Hemel Hempstead	1.1	G	N																				32	LG41 (part)	H38 (part)	✓?	✓	Delivery dependent on outcome of Town and Village Green application. DBC owned land.							
H/13	Former Martindale Primary School, Boxted Road	Hemel Hempstead	1.4	U	Y																					50	WE29		✓	n/a	Brought forward from no phasing to year 0-5. 1fe school with limited potential to extend. Lies in residential area and not affected by Open Land designation. HCC have submitted app on site for up to 43 homes under 925/14.						
H/14	Frogmore Road	Hemel Hempstead	3	U	Y																							✓ (part)	✓ (part)	Commercial units of various sizes. Two main ownerships and any development likely to come forward in phases. Active developer interest in part of the site.							
H/15	Former Police Station, c/o High Street / Kings Road	Berkhamsted and Northchurch	0.16	U	Y																						14			✓?	✓	Current developer interest in site. Could be brought forward into 5 year supply.					
H/16	Berkhamsted Civic Centre and land to r/o High Street	Berkhamsted and Northchurch	0.4	U	Y											16												16	BE7	✓?	✓	In single DBC ownership. Suitable for a mix of town centre uses. Additional land available to secure access from High Street (but loss of community hall). Safeguard DBC staff parking. May have longer term development potential.					
H/17	High Street / Swing Gate Lane	Berkhamsted and Northchurch	0.1	U	Y																							15			✓?	✓					
H/18	Miswell Lane	Tring	0.8	G	N																							12	12		✓?	✓					
H/19	Westen Road	Tring	0.47	U	Y										10														15		25	TW8	✓ (part)	✓ (part)	Mix of commercial uses across the site. Active developer interest. Policy support / SPD for conversion to residential. Reduced capacity from 37 to 30 to avoid double counting with 4/1085/06 (complete 12/13).		
H/20	Langdon Street	Tring	0.23	U	Y										5															5			10		✓?	✓	

H/21	Coniston Road	Kings Langley	0.4	G	N												6	6																			12	KL3	✓?	✓	Green space adjoining residential. DBC owned. Development potential but loss of amenity space.	
H/22	Hicks Road/High Street	Markyate	0.12	U	Y																															13	WA19	H31	✓?	✓	Site immediately adjoins existing employment land (WA40) being brought forward for development by Zog Development Ltd. Site has been promoted by landowner through Core Strategy process. Previous applications on site for housing. Agent considers there is potential for 15 units on the site.	
H/23	Watling Street (r/o Hicks Road and High Street)	Markyate	0.27	U	Y																																10		✓?	✓		
H/24	Garden Scene Nursery, Chapel Croft, Chipperfield	Rest of Dacorum	0.7	U	Y						6	6																										12		✓	n/a	Owners are actively pursuing development of site.
						0	0	0	0	31	121	107	147	136	124	98	15	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	800							

(ii) Mixed Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31								
MU/1	West Herts College site and Civic Zone, Queensway / Marlowes / Combe Street (north) / Leighton Buzzard Road	Hemel Hempstead	6	U	Y						60	60	60	60	60	60	60	60	60							600	HHC74		✓	✓		
MU/2	Hemel Hempstead Hospital site, Hillfield Road	Hemel Hempstead	7	U	Y									50	50	50	50									200	HHC45		✓?	✓		
MU/3	Paradise / Wood Lane End	Hemel Hempstead	3	U	Y									25	25	25										75			✓?	✓		
MU/4	Hemel Hempstead Station Gateway, London Road	Hemel Hempstead	2.8	U	Y													50	50	50	50					200	APS3, 5-7 inc.		x	✓		
MU/5	Land at Durrants Lane / Shootersway	Berkhamsted	14.3	G	N				45	45	30	30														150		H37	✓	n/a	Application on part of site for 92 dwellings (262/14).	
MU/7	Gossoms End / Billet Lane	Berkhamsted	0.6	U	Y						30															30			✓	n/a	Active developer interest in a mixed foodstore / residential development.	
						0	0	0	45	45	120	90	60	60	135	135	135	110	110	110	50	50	0	0		1255						

(iii) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31							
LA5	Icknield Way, west of Tring	Tring	8	G	N						50	50	50	50												200			✓	✓	

(b) Part 2 Housing Allocations

(i) Local Allocations

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment		
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31								
LA1	Marchmont Farm	Hemel Hempstead	16.2	G	N									50	60	60	60	60	60							350			✓	✓		
LA2	Old Town	Hemel Hempstead	2.8	G	N																		40	40			80			✓?	✓	
LA3	West Hemel Hempstead	Hemel Hempstead	51	G	N									90	90	90	90	90	90	90	90	90	90	90		900			✓?	✓		
LA4	Land at and to the r/o Hanburys, Shootersway	Berkhamsted and Northchurch	1.9	G	N									20	20											40			✓	✓		
LA6	Chesham Road / Molyneux Avenue	Bovingdon	2.3	G	N									30	30											60			✓?	✓		
						0	0	0	0	0	0	0	0	0	190	200	150	150	150	150	90	90	130	130		1430						

(c) Commitments

(a) Large sites with planning permission

Name / Address	Site Area (ha)	U/G	PDL	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Deliverable	Developable	Comment
												Mid-point							
The Pines, North Road	Berkhamsted and Northchurch	0.4	U	Y		5								224/12		n/s			
New Lodge Farm & Outbuildings	Berkhamsted and Northchurch	1.789	U	Y	27	27					BC2	SHLAA		1115/12	H36	u/c	✓	n/a	Site subject to amended scheme (4/1115/12) for net 53 units. SHLAA 85 units in years 6-10.
Farm Place	Berkhamsted and Northchurch	0.506	U	Y	13	13								2208/11		n/s	✓	n/a	Net loss of affordable housing.
29-33 Lower Kings Road	Berkhamsted and Northchurch	0.125	U	Y			10							1626/13		n/s			
380-392 High Street	Berkhamsted and Northchurch	0.36	U	Y		23	24							994/13		n/s			
The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.33	U	Y		5								1411/13		n/s			
Land to south of Manor Estate	Hemel Hempstead	19.52	G	N	51	51	51	50	50		APS34	SHLAA		2419/04 and 745/10	TWA3 and 4	u/c	✓	?	Site subject to 2 separate applications. Commenced in 11/12. To be built in 5 phases over 5 years?
Sappi Site, Lower Road	Hemel Hempstead	5	U	Y	100	100	99					NM13		1382/09		u/c	✓	?	To be completed in 5 phases. 1st phase 117 units. 70 complete 1.4.12.
George PH, Belswains Lane	Hemel Hempstead	0.17	U	Y	8									1272/10		u/c	✓	n/a	Building demolished and site cleared.
The Leinster, Beechfield Road	Hemel Hempstead	0.15	U	Y	6	7								1348/11		n/s	✓	n/a	
The Society Arms, 43 Marlowes	Hemel Hempstead	0.07	U	Y	14									690/11		n/s	✓	n/a	u/c 13/14
Buncefield Lane / Green Lane	Hemel Hempstead	1.1	G	N	42									2276/11	H38	u/c	✓	n/a	Potential to develop remaining DBC land. Permission at appeal on part of site (3.01ha) for 90 units under 692/09.
Land opp. Cavendish Court, London Road	Hemel Hempstead	0.28	U	Y	58									647/12		u/c	✓	n/a	Part of DBC New Build Programme. Revised Scheme approved under 1010/13.
NE HH, Three Cherry Trees Lane	Hemel Hempstead	12.4	G	N		57	100	100	100					1477/09		n/s	?	✓	Outline approval for access under 1477/09. No. and phasing of units subject to later reserved matters. Indicative figure is 357. HCA owned land. HCA to market site 11/12. Some housing could be delivered 0-5 years. Potential long lead in time.
Wheatfield / Fletcher Way	Hemel Hempstead	0.19	G	N			7							1319/12	H12	n/s	✓	n/a	
10-12 Queensway	Hemel Hempstead	0.04	U	Y	6									1365/12		u/c			
Gadebridge Church, Galley Hill, HH	Hemel Hempstead	0.19	U	Y		6								127/13		u/c	✓	n/a	
89 Sunnyhill Road	Hemel Hempstead	0.34	U	Y		6	6							552/12		n/s	✓	n/a	Part of BOX3.
Ground floors Blocks I and K, Former Sappi Site, Lower Road	Hemel Hempstead	0.11	U	Y		6								197/13		u/c			
27 Box Lane	Hemel Hempstead	0.35	U	Y		5	5							468/12		n/s			
Able House, 1 Figtree Hill	Hemel Hempstead	0.13	U	Y			11							142/13		n/s			
Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.34	U	Y				7	7					518/13		n/s			
St Peters Church, The Nokes	Hemel Hempstead	0.09	U	Y	9									2244/12		n/s	✓	n/a	
Royal Mail, Paradise	Hemel Hempstead	1.2	U	Y	43	43								1450/12		n/s	✓	n/a	
162 Marlowes	Hemel Hempstead	0.062	U	Y					12					1227/13		n/s			
(Block H) Land at junction Cotterells	Hemel Hempstead	0.276	U	N		4	5							2013/13		n/s	✓	n/a	
Stephyns Chambers, Marlowes	Hemel Hempstead	0.187	U	Y		8								1208/13		n/s	✓	n/a	
31 Wood Lane	Hemel Hempstead	0.06	U	Y			5							817/11		n/s			
Land between Westwick Row and Pancake Lane	Hemel Hempstead	1.1	G	N				13	13					216/13		n/s			
11 Great Road	Hemel Hempstead	0.22	U	Y				5						2083/11		n/s			
175-189 London Road	Hemel Hempstead	0.209	U	Y			36							1010/13		n/s			
Viking House, Swallowdale Lane	Hemel Hempstead	0.816	U	Y		32	32							1077/13		n/s			
Land at Hicks Road	Markyate	1.13	U	Y	30	31								1173/11		u/c	✓	n/a	Granted 4.7.12.
Land at Manor Farm, Dunstable Road	Markyate	1.26	G	N		20								1797/12		u/c	✓	n/a	
8 New Road, Northchurch	Berkhamsted and Northchurch	0.11	U	Y			5							1756/12		n/s	✓	n/a	

(a) Large sites with planning permission																			
Name / Address	Site Area (ha)	U/G	PDL	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP site ref.	Status	Deliverable	Developable	Comment
									Mid-point										
r/o Longfield, Langley Road	Rest of Dacorum	0.79	G	N				9						127/11		u/c	?	✓	To monitor carefully. Renewal of implemented historic planning permissions. No recent activity on site. Assume site is deliverable.
Toms Hill Estate	Rest of Dacorum	2.3	G	Y		4	4				Ald16	SHLAA		637/06		u/c	✓	n/a	3 built 08/09
Former Egg Packing Station, Lukes Lane	Rest of Dacorum	1.6	U	Y	13	13								1352/11		n/s	✓	n/a	Alternative scheme for 21 units under 434/14. No decision.
Dixons Wharf, Dixons Gap, Wingrave Road, Wilston	Rest of Dacorum	1.48	U	Y	15									1533/12		u/c	✓	n/a	
Maud & Irvine, Brook Street, Tring	Tring	0.23	U	Y	17	17								129/10 (2168/06)	TE8	u/c	✓	n/a	Identified as SHLAA site - 38 units.
Rose and Crown, High Street	Tring	0.47	U	Y	17	17					TW19			102/13		u/c	✓	n/a	u/c Sep 11.
37-41 Mortimer Hill	Tring	0.45	U	Y	7	7								1806/12		n/s			
Land at Brookfield, Brookfield Close	Tring	0.49	U	Y		7								665/13		n/s			
					476	514	420	175	191	0	0	0			0				

(b) Small sites (4 or less units) with planning permission																			
HH																			75
Berkhamsted and Northchurch																			27
Tring																			5
Bovingdon																			6
KL																			13
Markyate																			2
Rest of Dacorum																			21
								30	30	30	30	29							149

(c) Conversions with planning permission																			
HH																			170
Berkhamsted and Northchurch																			10
Tring																			12
Bovingdon																			1
KL																			1
Markyate																			1
Rest of Dacorum																			22
								44	44	43	43	43							217

(d) Legal Agreements																		
Name / Address	Site Area (ha)	U/G	PDL	2014 / 15	2015 / 16	2016 / 17	2017 / 18	2018 / 19	2019 / 20	No Phasing	Site Ref.	SHLAA	Site Alloc.	Planning permission	DBLP	Deliverable	Developable	Comment
									Mid-point									
Bovingdon Service Station, Chesham Road	Bovingdon	0.152	U	Y		8								2077/12		✓	n/a	s.106 signed 29.7.14
Land at NEHH, Three Cherry Trees Lane	Hemel Hempstead	9.9	G	N		0	0	0	0					2351/13		✓	n/a	Reserved matters to 1477/09.
165-215 Longlands	Hemel Hempstead	0.121	U	Y			6							2214/13		✓	n/a	
Garage site, New Park Drive	Hemel Hempstead	0.22	U	Y			6							2191/12		✓	n/a	
Garage site, Teesdale/Westerdale	Hemel Hempstead	0.11	U	Y		4								1964/12		✓	n/a	
Garage site, Sleddale/Westerdale	Hemel Hempstead	0.05	U	Y		2								1610/12		✓	n/a	
					0	14	12	0	0	0	26					0	0	0

(d) SHLAA sites

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013 /	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 /	No Phasing	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment	
						/13	14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	31								Mid-point
AE6	Three Cherry Tree Lane	Hemel Hempstead	11.86	G	N																				AE6	SHLAA	H18	✓	n/a	Application approved under 1477/09.		
AE34	Hammer Lane / Adeyfield Road	Hemel Hempstead	0.139	U	Y																				16	AE34	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.	
AE35	Hammer Lane	Hemel Hempstead	0.9911	U	Y																				34	AE35	SHLAA		x	✓?	DBC. Long lease with potential loss of revenue stream. No immediate intention to promote for housing.	
AE39	Longlands	Hemel Hempstead	0.9244	U	Y																				38	AE39	SHLAA		x	x	Youth centre in active use. Adjoins local centre. DBC owned. Loss of community facility. Move to unphased.	
AE41	Greenhills Day Centre, Tenzing Road	Hemel Hempstead	0.7827	U	Y																				34	AE41	SHLAA		x	x	HCC contacted. Facilities still required for ongoing service delivery. Cannot be actively promoted for housing at this stage. Assume land not available, but potential future windfall.	
AE42	Site off Farmhouse Lane	Hemel Hempstead	0.46	U	Y																				25	AE42	SHLAA		x	✓?	Commercially active site lying adjacent to employment land but falling within a residential area. Landowners contacted, but no response. Assume not available until intent known.	
AE 44	Three Cherry Tree Lane	Hemel Hempstead	21.47	G	N								100	100	100	100	137										AE 44	SHLAA		✓?	✓	Core Strategy assumes land will come forward for housing. Land owned by HCA and Crown Estates. Link to AE6 as second phase.
AE54	31 Wood Lane End	Hemel Hempstead	0.06	U	Y																								✓	n/a	Renewal under 817/11 approved.	
AW25	Tumers Hill	Hemel Hempstead	1.059	G	N																					AW25	SHLAA	H40	✓?	✓	See H/8	
AW36	Hardy Road (97-101 Adeyfield Road)	Hemel Hempstead	0.163	U	N																					AW36	SHLAA		✓	n/a	Application approved under 146611.	

(e) New sites (non SHLAA sites)

New Sites (not SHLAA)																															
Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013 /	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030 /	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment
						/13	14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	31							
	Symbio House, London Road	Hemel Hempstead		U	Y					17																					
	Garage site, Turners Hill	Hemel Hempstead		U	Y						9																	✓	n/a	9 flats approved under 1738/13 subject to completion of s.106.	
	New Mill Social Club, Gammel	Tring		U	Y						6																	✓	n/a	6 houses approved under 1785/12 subject to completion of s.106.	
	37 Alexandra Road	Hemel Hempstead		U	Y						8																	✓	n/a	Prior approval to convert offices to 8 units (1448/14)	
	Hempstead House, Selden Hill	Hemel Hempstead		U	Y						39																	✓	n/a	Prior approval to convert offices to 39 units (1218/14)	
	Swan Court, Waterhouse Street	Hemel Hempstead		U	Y						65																	✓	n/a	Prior approval to convert offices to 65 units (547/14)	
	Business Park, Corner Hall	Hemel Hempstead	0.84	U	Y																							✓	n/a	Prior approval to convert offices to 69 units (1306/13)	
	Viking House, Swallowdale Lane	Hemel Hempstead	0.8	U	Y																							✓	n/a	Prior approval and full app to convert/extend offices to 64 units (133213 and 1077/13)	
	Stephyns Chambers, Marlowes	Hemel Hempstead	0.36	U	Y																							✓	n/a	Town centre location. Loss of office floorspace under 182/13 (29 flats). Subject to app for additional floor for 8 flats (1208 /13). Could be delivered 0-5 years. HHTC SITE. u/c 14/15.	
	1-5 Waterhouse Street	Hemel Hempstead	0.17	U	Y																							✓	n/a	Prior approval under 2331/13.	
	Able House, Figtree Hill	Hemel Hempstead	0.13	U	Y																							✓	n/a	Permission for 11 units (142/13). DBC to purchase under New Build Programme. Practical completion by 2017.	
	Former Hewden Hire site, Two Waters Road	Hemel Hempstead	0.32	U	Y																						✓?	✓	See H/5		
	Police Station, High Street	Berkhamsted	0.08	U	Y																							✓	✓?	See H/15	
	c/o High Street/Swing Gate Lane	Berkhamsted	0.1	U	Y																							✓?	✓	See H/17.	
	PO site, High Street	Kings Langley	0.23	U	Y																							✓?	n/a	Local centre location. Application for care home approved (1800/12). Assume site not available for housing.	
	Queen Street Depot	Tring	0.07	U	Y						5																	✓	✓?	Site part of DBC New Build Programme. Practical completion March 2017. App received (1155/14) and approved subject to completion of s.106..	
	8 New Road	Northchurch	0.11																									✓	n/a	Outline approved 1756/12.	
	Sappi site, Lower Road	Hemel Hempstead																										✓	n/a	Conversion of commercial buildings to 9 flats approved under 195/13 and 197/13.	

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment			
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31										
	The Yard, Kings Lane, Chipperfield	Rest of Dacorum	0.25																											✓	n/a	Redevelopment of builders yard. Approval under 1411/13.		
	29-33 Lower Kings Road	Berkhamsted																												✓	n/a	Extension and conversion of offices approved under 1626/13 (and 1186/13).		
	27 Box Lane	Hemel Hempstead	0.32																											✓	n/a	Approval under 468/12 for 10 flats.		
	37-41 Mortimer Hill	Tring	0.46																											✓	n/a	Approval under 1806/12 for net 11 dwellings.		
	Adeyfield Free Church, Leverstock Green Road	Hemel Hempstead	0.33																											✓	n/a	Approval under 518/13 for 14 dwellings.		
	162 Marlowes	Hemel Hempstead	0.05																											✓	n/a	Extension and conversion of restaurant approved under 1227/13.		
						0	0	0	0	134	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0									8
149																																		

(f) Defined Locations – Hemel Hempstead Town Centre

Site Ref.	Name / Address	Settlement	Site Area (ha)	U/G	PDL	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	No Phasing Mid-point	Site Ref.	SHLAA	DBLP site ref.	Deliverable	Developable	Comment			
						/13	/14	/15	/16	/17	/18	/19	/20	/21	/22	/23	/24	/25	/26	/27	/28	/29	/30	/31										
	39-41 Marlowes	Hemel Hempstead																												✓?	✓	See H/6		
	West Herts College	Hemel Hempstead																												✓?	✓	See MU/1		
	Gade Zone Central	Hemel Hempstead																												✓?	✓	See MU/1		
	Paradise employment area	Hemel Hempstead																												x	✓	See MU/3		
	Market Square North	Hemel Hempstead																													72	x	✓?	Complicated ownership. Unlikely to be readily delivered.
	Market Square South	Hemel Hempstead																												x	✓?	Complicated ownership. Unlikely to be readily delivered.		
						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0									160