



### Site Selection: Appendix B Sites for detailed testing

Dacorum Local Plan (2020-2038) Emerging Strategy for Growth November 2020 Appendix B presents the Council's summary and recommendations for the 36 sites outside of the urban area of the six main settlements (35 in the Green Belt) which were subject to detailed evidence based testing including informal engagement with key stakeholders. Key evidence which has informed the Council's recommendations are published alongside Local Plan and includes:

- AECOM Site Assessment Study
- Site Assessment Study Addendum
- COMET Strategic Transport Model Run
- Strategic Flood Risk Assessment (Level 1 & 2)
- Green Belt Assessment (Stages 1-3)
- Landscape Sensitivity Assessment
- Sustainability Appraisal

Note on site boundaries: As the Local Plan has evolved, a number of site boundaries have been updated. The boundaries included in this Appendix are up-to-date and therefore may not align with those included in some of the supporting evidence studies.

#### Site Berkhamsted

- 2a South of Berkhamsted
- 2b Land between Hanburys and A41
- 3 British Film Institute Archive, Kingshill Way
- 4 Blegberry Gardens
- 10 Haslam Playing Fields
- 12 Land south of Bank Mill Lane
- 15 Ivy House Lane and Grovefield
- 16 Land between Shootersway and A41 (Rossway Farm)
- 17 East of Berkhamsted
- 18 Land east of Darrs Lane
- 20 Lock Field, New Road, Northchurch

#### Site Bovingdon

- 33 Duckhall Farm
- 34 Fox Meadow
- 35 Grange Farm
- 39 Homefield
- 41/42 Land north of Vicarage Lane/Land south of Hempstead Road

#### Site Hemel Hempstead

- 62 Fields End Farm
- 63 Fields End Lane
- 66 Land adjacent to the Red Lion public house

- 72 Land south of Link Road / west of Fletcher Way
- 74 North and North-East of Hemel
- 78 Polehanger Lane
- 80 Pouchen End Lane
- 81 Red Lion Lane
- 82 Shendish Manor and Fairfields

#### Site Kings Langley

- 89 Hill Farm
- 94 Land North of Coniston Road
- 97 Rectory Farm
- 99 Wayside Farm

#### Site Markyate

- 105a Cotton Spring Farm
- 114 London Road

#### Site Tring

- 122 Dunsley Farm
- 124 East of Tring
- 128 South of Gamnel Farm, Bulbourne Road
- 132 New Mill

#### Site New Settlement Options

- 148L Bovingdon Airfield
- 155L Land near to Long Marston

# Berkhamsted

Site Number: 2	Site Name: South of Berkhamsted
Appendix B	
Site Boundary Other shortlisted sites	
Retained allocation / New urban allocation	
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© Crown copyright and database rights 2020 C	DS 100018935
Description	Two parcels of land all located to the couth of the evicting built up area of
Description:	Two parcels of land, all located to the south of the existing built-up area of
	Berkhamsted. The larger parcel of land is bounded by the A41 to the south,
	agricultural land to the east (site "East of Berkhamsted") and the built up area of Berkhamsted to the north, including existing primary and secondary school
	education. The smaller site is bounded by the existing Local 4llocation 4 to the
	north, the A41 to the south, playing fields (site "Haslam Playing Fields") to the
Connaite of site (from Site	west and the BFI archives to the east.
Capacity of site (from Site	
Assessment Study)	west and the BFI archives to the east. 667 dwellings across both parcels.
Assessment Study) Potential for new	west and the BFI archives to the east.667 dwellings across both parcels.The site is of a scale that could deliver additional community facilities for
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				giv	e rise to	possible	e impac	ts on Fu	Ironean	designa	ted site	s in the	area si	ich as
											atural G			
										impact				,
											of the s	ite.		
Histori	ic Enviro	onment		The	ere are a	numbe	er of gra	de II list	ed build	dings in	close pro	oximity	to the	
				bou	undaries	of the	site and	develo	oment o	ould im	pact up	on the s	etting o	f
				the	se.									
											significa			
Highw	ays Imp	act			Development is likely to have an impact on the local road network at peak									
					periods, including on Chesham Road, the A416, Swing Gate Lane and London Road. Development of the larger parcel in tandem with the "East of									
					Berkhamsted" allocation could provide for a new link road between Chesham									
					Road and London Road, which would alleviate traffic through the centre of									
					Berkhamsted.									
Public	Transpo	ort					e distar	nce to fr	equent	bus serv	vices of 5	500 and	501 to	both
i ubiic	manop													
					Aylesbury and Watford. Site is also within a 5 minute walk to more local, but less frequent services for Berkhamsted.									
					The site is of a scale that could provide new/enhanced public transport									
				cor	nection	s with t	he exist	ing tow	n and w	ider are	a.			
Access	5										Vestern			
					•	•					s noted	above,	a new li	ink
					d could									
Water	and Wa	stewat	er		Water – There is sufficient water supply in the region, however reinforcements									
					to the network, including possible new pumping stations may be required.									
					Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.									
Other	Utilities				No major power lines/pylons or gas pipelines traverse the site.									
other	Otinties				No significant issues have been identified with respect to gas or electricity									
					provision for the site, although some reinforcements or enhancements to									
					these networks may be required to accommodate growth.									
Enviro	nmenta	l Health	า	Site	Site is adjacent to the A41 which could give rise to noise and air quality issues.									
				The	These are likely to be mitigated through an appropriate buffer.									
					Site is located within a radon affected area, which is common for this location									
					and can be mitigated through protection measures.									
					Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk.									
		<u> </u>							N 41			<b>A</b>		
winer	als Cons	ultatio	n Area	SITE						al Sateg	uarding	Area.		
						Sustaine		ppraisa	1	L				
			n			λοί	ient		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			
sity		sk	SA4 Climate change	ity		SA7 Resource efficiency	SA8 Historic environment	be	/ellb	ocat	ohe	ള	λu	SA15 Employment
SA1 Biodiversity	ater	SA3 Flood risk	e ch	SA5 Air quality	oils	eff	nvir	SA9 Landscape	ν pr	ole l	ity c	SA13 Housing	SA14 Economy	loyn
liodi	SA2 Water	Floc	mati	Air c	SA6 Soils	urce	'ic e	Lanc	th ar	linat	unu	3 Hc	1 Ecc	dw
A1 E	SA	SA3	4 Cli	SA5	Ś	Reso	istoı	SA9	lealt	uste	Com	SA1	SA14	15 E
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Office	r Recom	menda	tion for	new Lo	cal Plan	: Two s	ites are	propose	ed for a	n allocat	tion of a	round 8	50 and	70
			, with p											
			f a new					-						
	-		asonably		-						-			
throug	sh appro	priate r	nitigatio	n. Give	n their l	imited o	contribu	ition to	Green E	Belt purp	ooses, lir	nited la	ndscape	ė

impact and spatial relationship with the existing settlement of Berkhamsted, officers consider that the capacity/densities of these sites should be optimised. This is on the basis that the larger site can deliver additional new services and facilities to serve existing and new communities in Berkhamsted, including a new community hub and primary school as a minimum.

Site Number: 3	Site Name: British Film Institute Archive, Kingshill Way
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Appendix B	
Site Boundary Other shortlisted sites	
Retained allocation / New urban allocation	
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Description:	An area of previously developed land currently in use by the British Film
	Institute for the preservation/conservation of the national film archives. It is
	bounded to the west by the existing Local Allocation 5, to the east by the
	cemetery, to the south by agricultural land and A41, and to the north by the
Capacity of site (from Site	A416 and the existing built-up area of Berkhamsted. 93 dwellings.
Assessment Study)	JJ uwenings.
Potential for new	Site is of a scale that is unlikely to deliver significant new community services
Public/Community Facilities	and facilities directly although land can provide public open space to serve a
. ,	deficit in this area of the town. Site currently employs approximately 100
	people which would be lost through redevelopment. These are predominantly
	specialist jobs, the majority of which would be retained through relocation of
	the facilities to another BFI site.
Landscape	The overall site is considered to have a low-moderate landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed
	and therefore it could be concluded that its contribution to the purposes of the
	Green Belt would be less than that stated in the study.
Flooding	The site is at low risk of flooding from all sources.
Ecology	There are no identified ecological constraints associated with this site.
Historic Environment	The site contains a grade 2 listed building (Granary at Ernest Lindgreen House).
	Any development would need to conserve and enhance its setting.
	The south eastern corner of the site is in an area of archaeological significance.

Highw	ays Imp	act		the netw it is part imp	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. The impact of the site in highway terms is offset by its current use which employs approximately 100 people.									
Public	Transpo	ort		the isola	Site is a 15-20 minute walk from the frequent 500 service to Watford as well as the infrequent 502 service to Hemel Hempstead. Development of this site in isolation would unlikely result in enhancements to the public transport network at Berkhamsted.									
Access	;			liste	Site has existing access onto Kingshill Way, although it is constrained by the listed buildings in this location. Alternative access could be provided closer to the north eastern corner onto Kingshill Way.									
Water	and Wa	astewat	er	Wat to th Was	Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.									
	Utilities			No s prov netv	No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.									
	nmenta			alth Site	Site is in the vicinity of the A41 which could give rise to air and noise pollution, although this is less of an issue when compared to other sites in the area. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk.									
Minera	als Cons	ultatior	n Area	Site	Site is located within the Brick Clay Mineral Safeguarding Area. Sustainability Appraisal									
						Sustaina	ability A	praisa						
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality										
-	?	?	х	x	x < ? ? X < X < X < ?									
public Site pe approp	open sp erforms priate m	ace. reasona itigatior	bly well	with re the bro	spect to ownfield	identif I nature	ied cons	straints, site, its l	which a imited o	ire likely contribu	/ to be a tion to (	ddresse Green B	ellings, w ed throu elt purp officers	gh

consider that the capacity/densities of this site should be optimised. The site is not expected to be delivered in

the first five years of the plan and officers are confident that there is a reasonable prospect that the site will become available for development in the middle of the plan period.

Site Number: 4	Site Name: Blegberry Gardens
Appendix B Other shortlisted sites 16	
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Description:	Site principally consists of agricultural land and is bounded by agricultural land
	and the A41 to the south and west, and the built-up area of Berkhamsted to the
Canacity of site (from Site	north and east.
Capacity of site (from Site	74 dwellings.
Assessment Study) Potential for new	Site is of a scale that is unlikely to deliver significant new community services and
Public/Community Facilities	facilities directly, although land can provide public open space to serve a deficit in
Fubic/ community Facilities	this area of the town.
Landscape	The overall site is considered to have a moderate landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcel BK-A11) which is considered to make a moderate contribution to the
	purposes of the Green Belt. The site is much smaller than the parcel assessed
	and therefore it could be concluded that its contribution to the purposes of the
	Green Belt would be less than that stated in the study.
Flooding	Site is wholly within Flood Zone 1. The site is at a higher risk of surface water
	flooding. Any risks are likely to be mitigated through more detailed analysis at
	the planning application stage.
Ecology	Site is adjacent to local wildlife site.
	There are TPOs on the eastern part of the site.
Illatente En la contra d	Site is in an area of archaeological significance.
Historic Environment	
Historic Environment Highways Impact	Development of this site would likely result in an increase in traffic to and from
	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which, in isolation, would have a limited impact upon the
	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which, in isolation, would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of
	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which, in isolation, would have a limited impact upon the

Dublic	Transpo	ort		Sito ir	of shor	t walkin	a dictor	co to th		col i	nfroque	nt huc (	onvicos	oftho	
Fublic	mansp	511			532 and		ig uistai			Cari	meque		Services	orthe	
					opment		site in is	olation	woi	ıld u	inlikely	result in	enhand	ements	to
					ublic tra							result in	i ciniane	.cmcmcs	10
Access	:				as existi						u				
	and Wa	astewat	er			-				-	ne regio	n howe	ver rein	forcem	ents to
Water				Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required.											
					ewater -		- ·				-				is
										qui		.541 C 54		capacity	
Other	Utilities	;		available ahead of development. No major power lines/pylons or gas pipelines traverse the site.											
				No major power lines/pyions or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity											
				provision for the site, although some reinforcements or enhancements to these										hese	
				networks may be required to accommodate growth.											
Enviro	nmenta	l Health	า	Site is	in the v	icinity o	of the A	41 which	n co	uld Į	give rise	to air a	nd nois	e polluti	on,
				altho	ugh this	is less o	of an issu	le when	cor	npa	red to o	ther site	es in the	area.	
					underla										
					storical i							<b>U</b>			
					corner of the site. This is associated with the construction of the A41 and the risk										
				of possible contamination is low.											
Minera	als Cons	ultatio	n Area	Site is	Site is located within the Brick Clay Mineral Safeguarding Area. Sustainability Appraisal										
	-		1		2	Sustaina	ability A	ppraisa					1		
					SA5 Air quality SA6 Soils SA7 Resource efficiency SA8 Historic environment SA10 Health and wellbeing SA11 Sustainable locations SA11 Sustainable locations SA13 Housing SA13 Housing SA14 Economy SA15 Employment										
tv		~	SA4 Climate change	>		SA7 Resource efficiency	SA8 Historic environment	e		elloe	SA11 Sustainable locations	SA12 Community cohesion	50	2	ent
SA1 Biodiversity	iter	SA3 Flood risk	cha	SA5 Air quality	oils	effi	viro	SA9 Landscape		a we	le lo	ty co	SA13 Housing	SA14 Economy	SA15 Employment
odiv	SA2 Water	00	nate	ir qı	SA6 Soils	Irce	c en	and	2	u a r	nab	inni	Hoi	Ecol	nplc
1 Bi	SA2	A3 F	Clin	45 A	SA	nosa	itori	21 6V	110	ealtr	Istai	лш ш	A13	414	5 Er
SA		Š	SA4	S		7 Re	8 His	S/		ле	1 Su	2 Cc	Š	S/	SA1
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x	?	?	x	x	x	?	?	x	х	~	х	~	1	~	~
Officer	r Recom	menda	tion for	new Lo	cal Plan	: Site is	propos	ed for a	n all	ocat	tion of u	ip to 10	0 dwelli	ngs, wit	h
public	open sp	ace.					-								
Site pe	erforms	reasona	bly well	with re	spect to	identif	ied cons	straints,	whi	ch a	re likely	to be a	ddresse	d throu	gh
		•			sider tha		• •						•		
reflective of the particular merits of the site, and consider that the development potential of the site should be															
			•		lopment										
	-				ing high						-		sway an	d the ju	nction
with th	ne A416	, is need	ded to e	nsure ai	ny signif	icant im	pacts a	re suffic	ient	ly m	itigated				

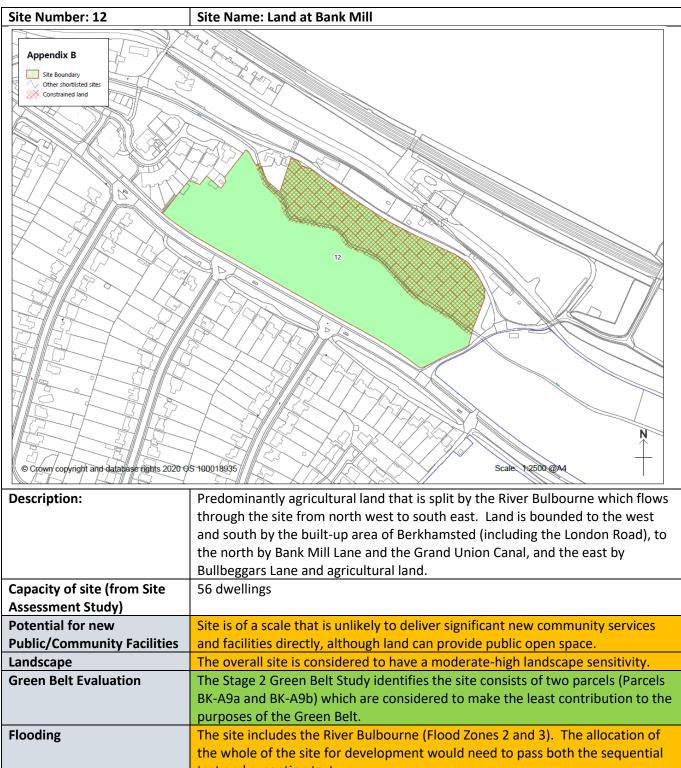
Site Number: 10	Site Name: Haslam Playing Fields
Appendix B Site Boundary Other shortlisted sites Retained allocation / New urban allocation Constrained land	1001/B835
Description:	Site consists of existing sports playing fields which serve the pupils of
	Berkhamsted School and the local football club. Approximately a third of the site consists of agricultural land and separates the sports pitches from the A41.
	Sites is bounded to the north and west by the existing built-up area of
	Berkhamsted, and to the east by agricultural land and the existing Local Allocation "Hanburys".
Capacity of site (from Site	144 dwellings
Assessment Study)	5
Potential for new	Site is of a scale that is unlikely to deliver significant new community services
Public/Community Facilities	and facilities in this area, although land can provide public open space to serve
	a deficit in this area of the town. Development of this site would result in the loss of sports facilities principally
	serving pupils of Berkhamsted School. An alternative location has been
	identified for re-provision of these alongside additional sports facilities and
	identified for re-provision of these alongside additional sports facilities and there is in-principle support from Sports England to the new facilities.
Landscape	
·	there is in-principle support from Sports England to the new facilities. The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity.
Landscape Green Belt Evaluation	there is in-principle support from Sports England to the new facilities.The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity.The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
·	there is in-principle support from Sports England to the new facilities.The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity.The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the
·	there is in-principle support from Sports England to the new facilities. The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity. The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed
·	there is in-principle support from Sports England to the new facilities. The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity. The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the
·	there is in-principle support from Sports England to the new facilities. The overall site is considered to have a moderate landscape sensitivity. Land near to the A41 has a low-moderate sensitivity. The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels D-S2a) which is considered to make the least contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed

Historie	c Enviro	onment			elopmei										n of
					tage ass		ne area.	Site is	not	with	in an ar	ea of ar	chaeolo	gical	
				<u> </u>	ificance										
Highwa	ays Imp	act			elopmei										
					site at p										
					vork. If	-	-								
					likely th		-						-		
Public 1	Trancoc	\rt			ticularly at the junction with the A416/Kings Road and the A41 junction. e is a 15-20 minute walk from the frequent 500/501 service to Watford. The										
FUDIC	iranspu	Л													
					502 and 532 bus service to Hemel Hempstead is a 10 minute walk and is infrequent in comparison to the 500/501 service.										
					Development of this site in isolation would unlikely result in enhancements to										ts to
					public ti							,			
Access					has exis							ative acc	cess cou	ld be	
					/ided via	-									
Water	and Wa	stewat	er	Wat	er – The	ere is su	fficient	water s	uppl	y in	the regi	ion, how	vever re	inforcer	nents
				to the network, including possible new pumping stations may be required.								l.			
				Was	Wastewater – Local upgrades may be required to ensure sufficient capacity is										ty is
				avai	available ahead of development.										
Other l	Jtilities	i			No major power lines/pylons or gas pipelines traverse the site.										
					No significant issues have been identified with respect to gas or electricity										
					provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.										
						-	-				-				
Enviror	nmenta	l Health	ו		Site is adjacent to the A41 which could give rise to noise and air quality issues.										
					These are likely to be mitigated. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk.										
Minoro	le Cone	ultation	. A roo		is locate									vodular	Chaik.
winera	is cons	uitatioi	TATEd	Site			ability A			lera	i Salegu		Area.		
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vers	ater	od ris	e ch	quality	Soils	eff	nvire	ndscape		≥ S	ole lo	ity c	ousing	non	oyn
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SA1 Biodiversity	SA	SA3 Flood risk	SA4 Climate change	SA5 Air SA5 Air SA6 ' SA7 Resourc SA8 Historic ( SA10 Health a SA11 Sustaine SA11 Sustaine SA12 Commu SA14 EC								SA15 Employment			
Š		0,	SA <sup>z</sup>	0,		SA7 Resource efficiency	SA8 Historic	05	-	2	SA11 Sustainable locations	SA12 Community cohesion		0,	SA
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				_		<b></b>									
()tticer	Recom	menda	tion for	new Lo	cal Plan	: Site is	propos	ed for a	n all	oca	tion of a	round 1	150 dwe	llings, w	/ith

**Officer Recommendation for new Local Plan:** Site is proposed for an allocation of around 150 dwellings, with public open space.

Site performs reasonably well with respect to identified constraints, which are likely to be addressed through appropriate mitigation. Given the site's limited contribution to Green Belt purposes and spatial relationship with the existing settlement of Berkhamsted, officers consider that the capacity/densities of this site should be optimised.

Officers consider there is sufficient evidence to justify relocating the existing sports facilities to the Haresfoot campus, just south of the junction with the A41. While the impact of development on the local highway network is likely to be less than with other sites, a joined up approach to delivering highway improvements, particularly along Shootersway and the junction with the A416, is needed to ensure any significant impacts are sufficiently mitigated.



	test and exception test. Development could be sequentially be located towards areas at lower risk of flooding, and this would logically be located on the land nearest to London Road. A policy requirement could be included to ensure this would satisfy the sequential test.
Ecology	There are no identified ecological constraints associated with this site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.
Historic Environment	The northern boundary of the site is within the setting of a grade II listed

building.

				The si	te is wh	olly wit	hin the o	eastern	edge of	the Ber	khamst	ed Cons	ervatio	า
				Area.		, i			U					
Highwa	ays Imp	act			opment te at pea ork									
Public	Transpo	ort		The site is situated next to the frequent 500 services to both Aylesbury and Watford, as well as the less frequent 502 service to Hemel Hempstead. Development of this site in isolation would unlikely result in enhancements to the public transport network at Berkhamsted.										
Access	;			Existing access is available from London Road.										
Water	and Wa	astewat	er	to the Waste	Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.									
Public Services         Site is of a scale that is unlikely to deliver new community services and facilitie in this area.										lities				
Other	Utilities	5		Minor power lines cross the northern part of the site from east to west. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.										
Enviro	nmenta	l Health	1	Site is located within a radon affected area, which is common for this location and can be mitigated through protection measures. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk.										
Minera	als Cons	ultatior	n Area		located									
					S	ustaina	bility Ap	opraisal						
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
x	?	x	✓	?	х	?	?	х	1	4	*	~	~	~
			tion for	new Lo	cal Plan	: Site is	propos	ed for a	n alloca	tion of a	round 5	50 dwell	ings, wi	th
public	open sp	bace.												

Site performs reasonably well with respect to a number of constraints. The presence of the River Bulbourne gives rise to an increased risk of flooding, particularly on the land north of the river. No residential development should take place on land north of the river, and should be enhanced to deliver new public open space. The site is located in Berkhamsted conservation area, however the special characteristics of the conservation area principally relate to the setting of the canal and listed buildings to the north and north-east of the site. Focussing any development to the south of the river reduces the likely impacts on these features, although development will still need to be carefully considered in design terms.

Site Number:15	Site Name: Ivy House Lane and Grovefield
Appendix B Site Boundary	
© crown copyright and database rights 2020.	05 100018935 Scale: 1:2500 @A4
Description:	Predominantly agricultural land bounded to the north, west and south by the built-up area of Berkhamsted, and to the east by open agricultural land.
Capacity of site (from Site	110 dwellings
Assessment Study)	
Potential for new	Site is of a scale that is unlikely to deliver significant new community services and
Public/Community Facilities	facilities directly, although land can provide public open space.
Landscape	The overall site is considered to have a moderate landscape sensitivity. The site
Out Duber Last	forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcels BK-A7) which is considered to make the least contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel BK-A7 so its
	contribution to the purposes of the Green Belt is unchanged.
	terrane and the parposes of the oreen bert is anenanged.
Flooding	The site is at low risk of flooding from all sources.
-	The site is at low risk of flooding from all sources. There are TPOs on the northern boundary of the site.
Flooding Ecology Historic Environment	There are TPOs on the northern boundary of the site.
Ecology	· · · · · · · · · · · · · · · · · · ·
Ecology Historic Environment	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings.
Ecology Historic Environment	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from
Ecology Historic Environment	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway,
Ecology Historic Environment Highways Impact	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction.
Ecology Historic Environment	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. Site is not within reasonable distance from frequent bus services. The 500
Ecology Historic Environment Highways Impact	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. Site is not within reasonable distance from frequent bus services. The 500 services to both Watford and Aylesbury are a 20-25 minute walk from the site.
Ecology Historic Environment Highways Impact	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. Site is not within reasonable distance from frequent bus services. The 500 services to both Watford and Aylesbury are a 20-25 minute walk from the site. Development of this site in isolation would unlikely result in enhancements to
Ecology Historic Environment Highways Impact Public Transport	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. Site is not within reasonable distance from frequent bus services. The 500 services to both Watford and Aylesbury are a 20-25 minute walk from the site. Development of this site in isolation would unlikely result in enhancements to the public transport network at Berkhamsted.
Ecology Historic Environment Highways Impact	There are TPOs on the northern boundary of the site. The site is in the setting of a small number of grade II listed buildings. Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network. If larger scale growth is proposed in the south west of Berkhamsted, it is likely that this would give rise to further traffic issues along Shootersway, particularly at the junction with the A416/Kings Road and the A41 junction. Site is not within reasonable distance from frequent bus services. The 500 services to both Watford and Aylesbury are a 20-25 minute walk from the site. Development of this site in isolation would unlikely result in enhancements to

	and Wa		er	be pro acces feasib Wate the no Waste availa	ovided v s via Me ole. r – There etwork, ewater – ble ahea ajor pov	e is suff includin - Local u ad of de	er's Parl (private icient w ng possik upgrades evelopm s/pylons	ater sup ole new s may be ent. or gas p	fficers h west, ho o the sou oply in th pumping e require pipelines	bwever ath wes he regio g statio ed to er s traver	an alter t could n, howe ns may nsure su se the s	ever rein be required fficient of the required the requir	proposal nically forcemo ired. capacity	for ents to
				No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these										
	nmenta als Cons			Site is Site is and c	networks may be required to accommodate growth. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk. Site is located within a radon affected area, which is common for this location and can be mitigated through protection measures. Site is not located in a Mineral Safeguarding Area.									
					<u> </u>	sustaina	-	ppraisa		ş	_			
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	- SA10 Health and wellbeing	SA11 Sustainable locations	- SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
x	?	-	x	х	х	-	?	х	x ✓	х	х 🗸	~	✓	√
Site pe approp House	Officer Recommendation for new Local Plan: Site is not proposed as an allocation. Site performs reasonably well on a number of constraints, most of which are likely to be addressed through appropriate mitigation. A key constraint to development in this location is in respect to safe site access from Ivy House Lane, however a technical solution is likely to be feasible from other local roads in the area. Spatially, the site is distant from other sites which have the potential to deliver significant new infrastructure such as new													

schools and community hubs, important to delivering the strategy for Berkhamsted. For these reasons, officers consider that there are more appropriate locations in Berkhamsted which are capable to delivering the strategy.

Site Number:16	Site Name: Land between Shootersway and A41 (Rossway Farm)
Appendix B Site Boundary Other shortlisted sites Constrained land	
Description:	Predominantly agricultural land bounded to the north, west and south by the
	built-up area of Berkhamsted, and to the east by open agricultural land.
Capacity of site (from Site	Estimated at 14.02 hectares multiplied by 17.5 dwellings per hectare = 245
Assessment Study)	dwellings
Potential for new	Site is of a scale that is unlikely to deliver significant new community services and
Public/Community Facilities	facilities directly, although land can provide public open space.
Landscape Green Belt Evaluation	The overall site is considered to have a low-moderate landscape sensitivity. The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
Green belt Evaluation	(Parcel BK-A11) which is considered to make a moderate contribution to the
	purposes of the Green Belt. The site broadly corresponds with BK-A11 so its
	contribution to the purposes of the Green Belt is unchanged.
Flooding	The site is at low risk of flooding from all sources.
Ecology	The site is adjacent to a Local Wildlife Site.
	There are TPOs on the western edge of the site, where development is unlikely to
Historic Environment	take place. The site is in the setting of the Old Cottage (grade II) listed building.
	Part of the site is located in an area of archaeological significance.
	The site is adjacent to Woodcock Hill (a Locally Registered Park and Garden).
Highways Impact	Development of this site would likely result in an increase in traffic to and from
	the site at peak hours. If larger scale growth is proposed in the south west of
	Berkhamsted, it is likely that this would give rise to further traffic issues along
	Shootersway, particularly at the junction with the A416/Kings Road and the A41
Public Transport	junction. Site is of short walking distance to the local infrequent bus services of the
	502/532 and 354.

				Devel	opment	of this	site in is	olation	would	unlikely	result in	enhan	cements	to
					ublic tra									
Access	;			The s	ite has e	xisting a	access fi	rom Sho	otersw	ay.				
Water	and Wa	stewat	er	Wate	Water – There is sufficient water supply in the region, however reinforcements to									
				the network, including possible new pumping stations may be required.										
				Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.										
												_		
Other	Utilities	;		No major power lines/pylons or gas pipelines traverse the site.										
				No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these										
												lanceme	ents to t	nese
Interview										on				
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					underla									halk.
					storical i									
				const	ruction	of the A	41 and	the risk	of poss	ible cont	taminati	ion is lo	w.	
Minera	als Cons	ultatio	n Area	Site is	located	l within	the Bric	k Clay N	/lineral	Safegua	rding Ar	ea.		
			I	I	9	Sustaina	ability A	ppraisa		T	I	I	I	1
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	- SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
x	?	-	x	x	x	?	?	x	x 🗸	x	~	~	~	~
Officer	r Recom	menda	tion for	new Lo	cal Plan	: Site is	propos	ed for a	n alloca	tion of a	around 2	200 dwe	llings	
•			•		umber o				•			-		
-			-		te Asses									
impact of development on the AONB would likely be less harmful when compared to other sites. This is further justified through landscape evidence which concludes a low-moderate sensitivity to development of the site.														
-		-	-							-				
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up approach to delivering highway improvements, particularly along Shootersway and the junction with the A416, is needed to ensure any significant impacts are sufficiently mitigated.														
Overall, the site is likely to make a significant contribution towards the delivery of new and enhanced														
infrastructure, services and facilities for new and existing communities in the area, and forms a logical rounding										nding				
off of development to the couth west of Perkhamsted (Northshursh														

off of development to the south-west of Berkhamsted/Northchurch.

Site Number: 17	Site Name: Land East of Berkhamsted
Appendix B Site Boundary Other shortkited sites Constrained land Figure 100 Solower Track Long Green Track Long Green Track Long Green Track Long Green Mest Long	No control of the con
© Crown copyright and database rights 2020	Ground
Description: Capacity of site (from Site	Agricultural land bounded to the west by the built up area of Berkhamsted and agricultural land (site: South of Berkhamsted), to the south by the A41, to the north by London Road and to the east by A41 services, employment land and the existing settlement of Bourne End.1,240 dwellings
Assessment Study) Potential for new	The site is of a scale that could deliver additional community facilities for
Public/Community Facilities	Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.
Landscape	The overall site is considered to have a high landscape sensitivity. The site forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of two parcels (Parcels BK-A9 and BK-A10) which are considered to make a moderate and strong contribution to the purposes of the Green Belt. The site, while smaller in terms of area to the parcel assessed, is still substantial in scale and therefore its contribution to the purposes of the Green Belt is unchanged.
Flooding	Part of the site north of the London Road includes the River Bulbourne (Flood Zone 2 and 3). The allocation of the whole of the site for development would need to pass both the sequential test and exception test. This land is not intended to be developed and is instead proposed to deliver a country park to serve existing and future residents of Berkhamsted and therefore passes the sequential test. The remainder of the site south of the London Road is wholly within Flood Zone 1.
Ecology	Small portion of western edge of the site overlaps with a designated Local Wildlife Site. It is likely that any impacts can be sufficiently mitigated. A

				substantial development of this scale could give rise to possible impacts on										
				European designated sites in the area, such as Chiltern Beechwoods SAC.										
				Suitable Alternative Natural Greenspace (SANG) may be needed on-site to										
					offset any likely impacts. This could be delivered on land north of London Road.									
Histor	ic Enviro	onment		The eastern part of the wider site is in close proximity of the historic core of										
				Bourne Village, which containing a number of listed buildings. This reduces the										
				development potential of the whole. Development of a smaller area of land										
				(identified by AECOM Site Assessment Study as Site 17a) would reduce these										
				impacts, however it is likely that significant mitigation would be required to										
				offset likely impacts.										
				Development of the site has the potential to impact upon a number of grade II										
				listed buildings in the area.										
Highw	ays Imp	act		Deve	opment	is likely	to have	e an imp	act on t	he local	l road ne	etwork a	at peak	
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Public	Transp	ort			situate									his
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					above,									
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water	and wa	astewat	.er		r – Ther									ents
				to the network, including possible new pumping stations may be required.										
				Wastewater – Significant upgrades are likely to be required to ensure sufficient										
				capacity is available ahead of development. Depending on the location of new										
				development, there may be odour issues associated with Berkhamsted										
				treatment works to the north of the site.										
Other	Utilities	5		There are major power lines/pylons which traverse the site. These are likely to										
				impact the development potential of the site if retained.										
				No significant issues have been identified with respect to gas or electricity										
				provision for the site, although some reinforcements or enhancements to these										
				networks may be required to accommodate growth.										
Enviro	nmenta	al Health	า	Site is adjacent to the A41 which could give rise to noise and air quality issues.										
				These are likely to be mitigated through an appropriate buffer.										
				Site is located within a radon affected area, which is common for this location										
				and can be mitigated through protection measures.										
				Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk.										
				Historical landfill and sewage works are located north of the site but this is										
				north	north of the canal/River Bulbourne and unlikely to result in on-site									
				conta	minatio	n.								
Miner	als Cons	sultatio	n Area	Site is	located	l within	the Bric	k Clay N	/ineral S	Safegua	rding Ar	ea.		
	_				S	ustaina	bility Ap	opraisal						
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live	Vaté	- po	te c	enb	Soils	e el	envi	dsc	pu	ıble	nity	sno	ouc	yok
3ioc	SA2 Water	SA3 Flood risk	ma	SA5 Air quality	SA6 Soils	Jurc	ric (	Lan	th a	aina	nu	SA13 Housing	4 Ec	Emp
SA1 Biodiversity	SA	SA3	SA4 Climate change	5A5	Š	Resc	isto	SA9 Landscape	leal	ust	Com	SA1	SA14 Economy	SA15 Employment
S			SĄ			SA7 Resource efficiency	SA8 Historic environment		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			SA
						Ś	SA		SA:	SA	SA:			
X 🗸	?	?	X 🗸	?	х	?	?	ХХ	X 🗸	✓	1	<b>√√</b>	√	✓

#### Officer Recommendation for new Local Plan: Site is not proposed as an allocation.

The site suffers from a number of constraints, principally relating to Green Belt and landscape sensitivities including the potential for development to impact the setting of the Chilterns. Development of the whole of the site would erode the important open gap separating Berkhamsted with Bourne End village and with Hemel Hempstead. Officers considered a smaller scale of growth which would reduce the impact on a number of these issues, however additional evidence has concluded that landscape sensitivity remains high. In reviewing proposed mitigation measures for the site, officers are not confident that a smaller scale of development will result in a less than significant impact on the immediate and wider landscape including the setting of the Chilterns AONB. Officers have given serious consideration to the sustainability merits of the site, including the potential to deliver significant new infrastructure such as new education provision, a new community hub, public open space, potential new sports/leisure facilities and a new link road linking London Road with the A416 (via site 2: South of Berkhamsted). Currently officers do not consider the merits of the site outweigh the impact that development would have on landscape, particularly the setting of the CAONB and in terms of the impact development would have on the role and function of the Green Belt in this location, eroding the gap between the settlements of Berkhamsted and Hemel Hempstead; both of which would be significant. On balance, officers consider there are more appropriate sites elsewhere which can deliver the strategy and which will not give rise to such significant impacts.

Site Number: 18	Site Name: Land East of Darrs Lane
Appendix B	
Site Boundary	
Other shortlisted sites	
Constrained land	
Tel 1	
© Crown copyright and database rights 2020	95-100018935 Scale 1:5000 @A4
Description:	Maximum Capacity: 398
Description: Capacity of site (from Site	
Description:	Maximum Capacity: 398 398 dwellings
Description: Capacity of site (from Site Assessment Study) Potential for new	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for
Description: Capacity of site (from Site Assessment Study)	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for Berkhamsted, including a new local centre and primary school. Site is of a
Description: Capacity of site (from Site Assessment Study) Potential for new	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for         Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would
Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for         Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.
Description: Capacity of site (from Site Assessment Study) Potential for new	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for         Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.         The overall site is considered to have a moderate landscape sensitivity. The land
Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for         Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.         The overall site is considered to have a moderate landscape sensitivity. The land to the south, on the higher plateau, has a moderate-high landscape sensitivity.
Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	Maximum Capacity: 398         398 dwellings         The site is of a scale that could deliver additional community facilities for         Berkhamsted, including a new local centre and primary school. Site is of a         sufficient scale that could provide a secondary school, however this would         reduce the ability of the site to deliver housing.         The overall site is considered to have a moderate landscape sensitivity. The land         to the south, on the higher plateau, has a moderate-high landscape sensitivity.         The site forms part of the setting of the AONB.
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Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	Maximum Capacity: 398398 dwellingsThe site is of a scale that could deliver additional community facilities for Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.The overall site is considered to have a moderate landscape sensitivity. The land to the south, on the higher plateau, has a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel D-S2b so its contribution to the purposes of the Green Belt is unchanged.
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Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding Ecology	Maximum Capacity: 398398 dwellingsThe site is of a scale that could deliver additional community facilities for Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.The overall site is considered to have a moderate landscape sensitivity. The land to the south, on the higher plateau, has a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel D-S2b so its contribution to the purposes of the Green Belt is unchanged.The site is at low risk of flooding from all sources.There are no identified ecological constraints associated with this site.
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Description: Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding Ecology	Maximum Capacity: 398398 dwellingsThe site is of a scale that could deliver additional community facilities for Berkhamsted, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.The overall site is considered to have a moderate landscape sensitivity. The land to the south, on the higher plateau, has a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel BK-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel D-S2b so its contribution to the purposes of the Green Belt is unchanged.The site is at low risk of flooding from all sources.There are no identified ecological constraints associated with this site.A section of Grim's Ditch (listed structure) is located to the east and the route of the ditch runs through the site. The route should remain undeveloped and an appropriate buffer maintained which will reduce the development potential of the flat southern half of the site.Development could impact upon the setting of the Old Cottage (grade II) listed building, located on the edge of the south western corner of the site.

				The s	te is an	oroxima	tely 150	metres	from th	ne North	hurch	Conser	vation A	rea	
					The site is approximately 150 metres from the Northchurch Conservation Area but development of the site is unlike to impact upon its setting as it is screened										
					isting de										
					The site is within an area of archaeological significance.										
Highwa	ays Imp	act		Development is likely to have an impact on the local road network at peak											
U				periods, including along Shootersway and Kings Road/A416. Significant											
				improvements would likely be required, including enhancements to Darr's Lane,											
				Durrants Lane, Berkhamsted High Street, Shootersway, Kings Road and the A416.										A416.	
Public	Transpo	ort		Site is	within	walking	distanc	e to the	freque	nt 500 b	us servi	ces to b	oth Wat	ford	
					ylesbury				king dis	tance to	o the les	s freque	ent bus s	service	
					2 to Hen										
					of this s						enhanc	ed publi	ic transp	oort	
		connections with the existing town and wider area.													
Access										ell					
14/				Lane is not considered suitable for vehicle access.											
water	and wa	astewat	er	Water – There is sufficient water supply in the region, however reinforcements to									ents to		
				the network, including possible new pumping stations may be required. Wastewater - Significant upgrades are likely to be required to ensure sufficient											
	capacity is available ahead of development.									ient					
Other	Utilities			No major power lines/pylons or gas pipelines traverse the site.											
other	ounties	·		No significant issues have been identified with respect to gas or electricity											
				provision for the site, although some reinforcements or enhancements to these											
Enviro	nmenta	l Health	า	networks may be required to accommodate growth. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk											
				Formation, Seaford Chalk Formation, Holywell Nodular Chalk Formation, New Pit											
				Chalk Formation and the Chalk Rock Member.											
Minera	als Cons	ultatio	n Area	Site is	located	l within	the Bric	<mark>k Clay N</mark>	<mark>/lineral</mark> S	Safegua	rding Ar	ea.			
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						~	int		ing	suc	ion				
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odiversity	ter	ood risk	cha	ir quality	ils	effic	viro	ndscape	d we	le lo	CC CC	lsing	mor	yme	
odiv	. Water		nate	ir qı	6 Soils			ands		nab	linur	Housing	Ecot	nplc	
SA1 Bio	SA2	SA3 FI	SA4 Clim	SA5 Ai	SA6	SA7 Resoui	SA8 Historic	SA9 Lai	SA10 Health	SA11 Sustainable locations	SA12 Community cohesion	SA13	SA14 Economy	SA15 Employment	
SA		Š	SA4	S		/7 R(	3 His	S/	0 H6	1 Su	2 Cc	S	S	SA1	
						SA	SA{		SA1	SA1	SA1				
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Officer	Recom	monda	tion for	Fast of	Darrela	no Ror	khamet	od: Sito	is prop	osed fo	r an allo	cation o	faroun	d 200	
	necom													u 200	

dwellings, significant new/enhanced public open space and safeguarded land for a new secondary school. The site suffers from a number of constraints, which impact the development potential of the site. Part of the site includes the route of Grim's Ditch, and a suitable buffer should be applied to avoid development in this location. Additionally, Woodcock Hill is a Locally Registered Park and Garden exists on land to the east of Bell Lane. This land could be enhanced as a public park serving existing and future communities.

While the impact of development on the local highway network is likely to be less than with other sites, a joined up approach to delivering highway improvements, particularly along Shootersway and the junction with the A416, is needed to ensure any significant impacts are sufficiently mitigated.

Part of the site to the north west is identified as a potential suitable location for a new secondary school, and is safeguarded from any other forms of development. The southern part of the site, closest to Shootersway is identified as having some development potential.

The identified constraints need to be balanced against the potential for the site to deliver key infrastructure such as primary/secondary school education. Having regard to alternatives, officers consider that the site is suitable to deliver a range of new uses, including significant open space and contribute towards the delivery of a new

secondary school to the west of Berkhamsted (and Northchurch) and plays an important role in delivering the strategy of the new Local Plan.

Site Number: 20	Site Name: Lock Field, New Road, Northchurch
Appendix B site Boundary Site Boun	
Description:	Long thin area of agricultural land bounded on the south by the Grand Union Canal and the built-up area of Berkhamsted, to the north by the railway line, and to the east by the built-up area of Berkhamsted.
Capacity of site (from Site	81 dwellings
Assessment Study)	
Potential for new Public/Community Facilities	Site is of a scale that is unlikely to deliver significant new community services and facilities in this area although it can deliver public open space and could contribute towards enhancements to the Grand Union Canal and associated towpath.
Landscape	The overall site is considered to have a low-moderate landscape sensitivity. The site forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels BK-A1) which is considered to make a weak contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.
Flooding	The site includes the Grand Union Canal (Flood Zone 2 and 3) along its southern boundary. Development can be located away from areas of higher risk of flooding and a policy requirement ensuring this would satisfy the sequential test. Part of the site is also at a higher risk of surface water flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.
Ecology	There are no identified ecological constraints associated with this site.

Historic Environment	The site is l	acated ad	liacont	o the C	and Lin	ion Con	2			
Historic Environment	The site is located adjacent to the Grand Union Canal. The site is approximately 100 metres north of the Northchurch									
	Conservation Area but is separated from it by the land between the canal									
	and the River Bulbourne and its setting is unlikely to be affected by									
		and the River Bulbourne and its setting is unlikely to be affected by development on this site.								
	The site is adjacent to an area of archaeological significance.									
Highways Impact									to and	
ingitudys impact	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the									
	local road network.									
Public Transport	Site is within walking distance to the frequent 500 service to Watford and									
	Aylesbury.	-								
	service to H				<b>.</b>					
	Developme				would	unlikely	result ir	า		
	enhanceme	nts to the	e public	transpo	rt netw	ork at B	erkham	sted.		
Access	Existing acc	ess is ava	ilable fr	om Nev	/ Road					
Water and Wastewater	Water – Th	ere is suff	icient w	ater sup	oply in t	he regio	n, howe	ever		
	reinforcem	ents to th	e netwo	ork, inclu	uding po	ossible n	lew pun	nping sta	ations	
	may be req	uired.								
	Wastewate	r - No infr	astructi	ure cono	cerns as	a result	of deve	elopmen	it of	
	this site.									
Other Utilities	No major power lines/pylons or gas pipelines traverse the site.									
	No significant issues have been identified with respect to gas or									
	electricity provision for the site, although some reinforcements or									
	enhancements to these networks may be required to accommodate									
	growth.									
Environmental Health	Rail infrastructure is located adjacent to the north of the site and is likely									
	to be a source of noise pollution.									
	Site is underlain by a Principal Aquifer associated with the Holywell									
Minerale Consultation Area	Nodular Chalk Formation and New Pit Chalk Formation.									
Minerals Consultation Area	Site is not located within a Mineral Safeguarding Area. Sustainability Appraisal									
	Sustai	hability A	ppraisa		[	1				
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SA1 Biodiversity SA2 Water SA3 Flood risk SA4 Climate change SA5 Air quality	SA6 Soils SA7 Resource efficiency	SA8 Historic environme	SA9 Landscape	SA10 Health and wellbe	SA11 Sustainable locations	SA12 Community cohes	SA13 Housing	SA14 Economy	SA15 Employment	
1 Biodivers SA2 Water 3 Flood ris Climate ch: 5 Air quali	SA6 Soils	cer	and	n an	nab	iun	Ĥ	Eco	nplc	
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	SA	SA8		SA1	SA1	SA1				
Х ? - 🗸 ?	<b>x</b> -	?	x	✓ Х	✓	×	✓	1	✓	
			1.6							
Officer Recommendation for new Loc								-		
The site performs reasonably well on a						-		-		
associated with the Grand Union Canal, however this can be appropriately mitigated. Development of the site										
	nts to the loca	will deliver proportionate enhancements to the local transport area, early delivery of housing and the site is well placed in proximity to other important services and facilities in the area. For these reasons, it is recommended								
		-		-			+ 10			
	t services and	-		-			, it is rec	ommen		

## Bovingdon

ite Number: 33	Site Name: Duckhall Farm
Appendix B	
Site Boundary Other shortlisted sites Constrained land	
	33
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Description:	Predominantly agricultural land bounded to the south by the built-up area of
	Bovingdon, to the west by Bovingdon Airfield and HMP The Mount, and to the
	north east by agricultural land.
Capacity of site (from Site	72 dwellings
Assessment Study)	
Potential for new	Site is of a scale that is unlikely to deliver significant new community services and
Public/Community Facilities	facilities directly, although land can provide public open space.
	Adjacent land to the north-east of the site is in the same ownership and can be
	made available for an enhanced public park in this location.
Landscape	The overall site is considered to have a moderate landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcel BV-A2) which is considered to make a moderate contribution to the
	purposes of the Green Belt. The site is much smaller than the parcel assessed
	and therefore it could be concluded that its contribution to the purposes of the
	Green Belt would be less than that stated in the study.
Flooding	The site is wholly in Flood Zone 1 but there are historic records of localised
	flooding in the area. Any risks are likely to be mitigated through more detailed
	analysis at the planning application stage.
Ecology	There are no identified ecological constraints associated with this site.
Historic Environment	Development of this site would likely have an impact on designated heritage
	assets in the area. There are four Grade II listed buildings along the south
	western edge of the site, however their setting have already been compromised
	by other development including HMP The Mount. The site is historically
	associated with the adjacent Duckhall Farm buildings, however there is mature
	hedgerows on the boundary of the site which offer good screening, and planning
	permission has also been granted for the construction of additional dwellings
	next to the existing farm buildings, further reducing any impacts from this site.

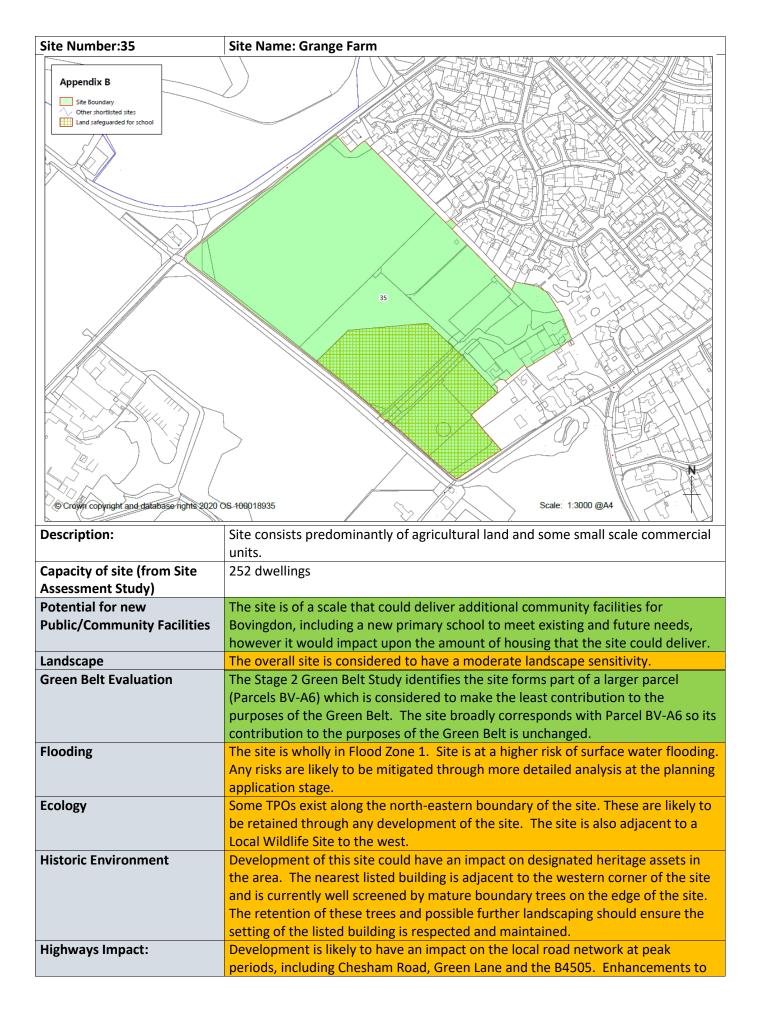
				Hono	urs Farn	n is now	in use a	as a priv	ate resi	dence a	nd no lo	nger or	erates a	is a
Honours Farm is now in use as a private residence and no longe farm. It is more exposed to the impacts of development of the														
				access is to be provided from Newhouse Road. Officers consider that such										
				impacts can be sufficiently mitigated and its setting potentially enhanced,										
				although this is likely to reduce the development potential of this site.										
Highw	ays Imp	act		_	lopment									rom
ingin	aysimp	act												
				the site at peak hours, which would have a limited impact upon the local road network, when compared to alternatives.										
Public	Transpo	ort		The site is within walking distance to good quality public transport connections to										
Fublic	mansp	510		major towns in the area such as the hourly bus services of the 105/352 to Hemel										
				Hempstead, the 105 to Uxbridge/Amersham and the 352 to Watford.										
				Development of this site in isolation would unlikely result in enhancements to										
				the public transport network at Bovingdon.										
				The site is also in reasonable proximity to existing services and facilities on Bovingdon High Street.										
Access					accessi	-		al road	networ	k (New/	NOUSE R	ad) and	has go	bd
ALLESS					s to loca					•			•	ou -
					vable or								ly DC	
Water	and Wa	astewat	er		r – Ther								forcem	ents to
water			CI											
				the network, including possible new pumping stations may be required. Wastewater - No infrastructure concerns as a result of development of this site.										
Other	Utilities			No major power lines/pylons or gas pipelines traverse the site.										
other	Otintics	•		No significant issues have been identified with respect to gas or electricity										
				provision for the site, although some reinforcements or enhancements to these										
				networks may be required to accommodate growth.										
Enviro	nmenta	l Health	•	Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk										
LINNIO	innenta	innearth	•	Formation and Seaford Chalk Formation.										
				The site is located within a radon affected area.										
Miner	als Cons	ultatior	n Area	Site is located within the Brick Clay Mineral Safeguarding Area.										
							ability A			2010000	<u> </u>	Cui		
								ppraisa			_	[	[	
			0			ζ	nment		SA10 Health and wellbeing	cations	SA12 Community cohesion			
ity		×	ange	≥		cien	mua	)e	ellb	ocat	ohe	50	È	ent
/ers	ater	d ris	c ha	ualit	oils	effi	Iviro	scap	≥ A	le lo	ty c	usin	non	шус
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate cha	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic enviro	SA9 Landscap	n an	SA11 Sustainable lo	iuni	SA13 Housing	SA14 Econom	SA15 Employm
1 Bi	SA2	A3 F	Clin	45 A	SA	sou	tori	3 6Y	ealth	Istai	hma	A13	414	.5 Er
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			0,			SA	SA8		5A1(	SA1:	5A1.			
									3,	3,	37			
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Office	r Recom	mendat	tion for	New Lo	cal Plan	: Site is	not pro	posed a	as an all	ocation.				
Site pe	erforms	well on	a numb	er of ide	entified	constrai	ints, ma	ny of wł	nich are	likely to	be suff	iciently	mitigate	ed
throug	gh devel	opment	, howev	er care	ful consi	deratio	n is need	ded to e	nsure th	nat deve	elopmen	t does r	not impa	act
	upon the setting of Honours Farm (a listed building with open views into the site) and other heritage assets in close proximity to the site. On this basis and having regard to alternative sites in Bovingdon, officers consider													
	there are other sites that are less constrained and offer more sustainability benefits, and therefore do not													
					eliver th				-					

Site Number: 34	Site Name: Fox Meadow
Appendix B Site Boundary Other shortlisted sites	
	34
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Description:Site consists predominantly agricultural land and is bounded to the north existing built up area of Bovingdon, to the east and south by agricultural (including site 39 – Homefield), and to the west by Bovingdon Football Cl	land
(including site 39 – Homefield), and to the west by Bovingdon Football Cl	
	ub.
Capacity of site (from Site 24 dwellings	
Assessment Study)	
Potential for new Site is of a scale that is unlikely to deliver significant new community server	ices
Public/Community Facilitiesand facilities directly, although it can provide public open space.	
More suitable access could be provided to the adjacent football ground f	rom
this site. Engagement to date has also identified the potential to provide	small
scale community facilities (such as land for a new scout hut/hall) towards	the
southern end of the site.	
LandscapeThe overall site is considered to have a moderate landscape sensitivity.	
Green Belt Evaluation The Stage 2 Green Belt Study identifies the site forms part of a larger part	cel
(Parcels BV-A5) which is considered to make a weak contribution to the	
purposes of the Green Belt. The site is much smaller than the parcel asse	essed
and therefore it could be concluded that its contribution to the purposes	of the
Green Belt would be less than that stated in the study.	
Flooding         The site is at low risk of flooding from all sources.	
<b>Ecology</b> There are no identified ecological constraints associated with this site.	
Historic Environment Development of this site would unlikely have an impact on designated he	ritage
assets in the area.	
Highways Impact Development of this site would likely result in an increase in traffic to and	from
the site at peak hours, which would have a limited impact upon the local	road
network, when compared to alternatives.	

	Develor	oment	of this	site in i	solation	would	unlikelv	result i	n enhan	cement	rs to
	Development of this site in isolation would unlikely result in enhancements to the public transport network at Bovingdon however the site is close to good										
	quality public transport connections to major towns in the area.										54
Public Transport         Site is within walking distance to hourly bus services of the 105 to											
				-						is also y	vithin
	Uxbridge/Amersham as well as the 105 to Hemel Hempstead. Site is also within walking distance to the less frequent bus services of the 352 to Watford as well										
	as the 352 to Hemel Hempstead.										
	as the 352 to Hemel Hempstead. Development of this site in isolation would unlikely result in enhancements to										rs to
	the pub							resurer		i centern	.5 .0
Access	Site is n							twork a	nd wou	ld requi	re
	access f		•								
	same ov										
	to allow									,	
	Further									- New M	1ill.
Water and Wastewater			-								
	Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required.										
	Wastewater – Local upgrades may be required to ensure sufficient capacity is										
	available ahead of development.										
Other Utilities	No major power lines/pylons or gas pipelines traverse the site.										
	No significant issues have been identified with respect to gas or electricity										
	provision for the site, although some reinforcements or enhancements to these										
	networks may be required to accommodate growth.										
<b>Environmental Health</b>	The site is underlain by a Principal Aquifer associated with the Lewes Nodular										
	Chalk Formation and Seaford Chalk Formation.										
<b>Minerals Consultation Area</b>	Site is located within the Brick Clay Mineral Safeguarding Area.										
		S	Sustaina	ability A	ppraisa	I			1	1	1
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rsitt han han	ality	S	ffici	iron	ape	wel	loc	cot	ing	hmo	me
dive Nat	enb	Soil	e e	env	Jdsc	pue	able	inity	sno	Sone	ploy
SA1 Biodiversity SA2 Water SA3 Flood risk	SA5 Air quality	SA6 Soils	our	oric	SA9 Landscape	lth :	tain	nmr	SA13 Housing	SA14 Economy	E
SA1 Biodiversity SA2 Water SA3 Flood risk SA4 Climate change	SAE	•,	SA7 Resource efficiency	SA8 Historic environment	SA9	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA	SA1	SA15 Employment
SP SP			SA7	A8 F		410	411	412			Š
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Officer Recommendation for	New Loca	al Plan	: Site is	s not pro	oposed	as an al	location				

Site performs well on a number of identified constraints, many of which are likely to be sufficiently mitigated through development. While there is expected to be no technical issue to delivering access onto Green Lane, issues currently exist with on-street parking which give rise to highway safety issues and it is unclear how this could be effectively managed to ensure appropriate sight lines are achieved in addition to enhancing traffic flows at peak periods. On this basis and having regard to alternative sites in Bovingdon, officers consider there are other sites that are less constrained and offer more sustainability benefits, and therefore do not recommend the site is allocated to deliver the strategy of the new Local Plan.



				the ro	oad netv	vork wo	uld like	ly be re	quired.	includin	g enhar	ncement	ts to the	e Leyhill	
				the road network would likely be required, including enhancements to the Leyhill Road Junction.											
Public	Transpo	ort			Site is within walking distance to hourly bus services of the 105 to										
	•				dge/Am										
					opment								ransport	t	
												· · · · · · · · · · · · · · · · · · ·			
					connections with the wider area, although such enhancements will likely depend on additional opportunities for growth along these corridors.										
Access	;			Site is	Site is accessible from the local road network (B4505/Chesham Road and Green										
				Lane)	. Reasoi	nable ad	cess to	local fac	cilities a	nd good	d access	to publ	lic trans	port	
				altho	ugh serv	vices are	e limited	ł.							
Water	and Wa	astewat	er	Wate	r – Ther	e is suff	icient w	ater su	oply in t	he regio	on, how	ever rei	nforcen	nents to	
				the n	etwork,	includir	ng possi	ble new	pumpii	ng statio	ons may	be requ	uired.		
				Wast	ewater -	– Local (	upgrade	es may b	e requi	red to e	nsure si	ufficient	: capacit	y is	
				availa	ible ahe	ad of de	evelopm	nent.							
Other	Utilities	;		No m	ajor pov	wer line	s/pylon	s or gas	pipeline	es trave	rse the s	site.			
				No sig	gnificant	t issues	have be	en iden	tified w	ith resp	ect to g	as or ele	ectricity		
				provis	provision for the site, although some reinforcements or enhancements to these										
				networks may be required to accommodate growth.											
Enviro	nmenta	l Health	1	Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk											
					Formation and Seaford Chalk Formation.										
				A historic landfill and motors services and repairs garage are located to the west											
				of the site and could be a potential source of contamination. Officers consider											
				the risk of contamination to be low.											
Minera	als Cons	ultatior	n Area	Site is	Site is located within the Brick Clay Mineral Safeguarding Area. Sustainability Appraisal										
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ersit	er	risk	char	ality	s	effic	iroi	cape	we		CO	sing	mo	yme	
dive	Wat	poo	ate (	r qu	SA6 Soils	ce e	env	ndsi	and	able	unit	пон	con	old	
SA1 Biodiversity	SA2 Water	SA3 Flood risk	Clima	SA5 Air quality	SA6	sour	oric	SA9 Landscape	alth	tain	Juni	SA13 Housing	SA14 Economy	E	
SA1	03	SA	SA4 Climate chang <mark>e</mark>	SA		SA7 Resource efficiency	Hist	SAS	Hea	Sus	Cor	SA	SA:	SA15 Employment	
			S			SA7	SA8 Historic environment		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			S	
									Ś	Ś	Ś				
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Officer	Recom	mendat	tion for	New Lo	cal Plan	: Site is	propos	ed for a	n alloca	tion of	around	150 dw	ellings v	vith	
		ace, and											-		
Site pe	rforms	well on	a numb	er of ide	entified	constra	ints, ma	ny of w	hich are	e likely t	o be suf	ficiently	y mitiga	ted	
through development. Development of the site would assist in the delivery of new drainage infrastructure that															

would address known surface water flooding issues for existing communities in the area. This will be implemented as part of a new public park which to serve the wider village. Having regard to the above and other alternative sites in Bovingdon, on balance officers consider that Grange

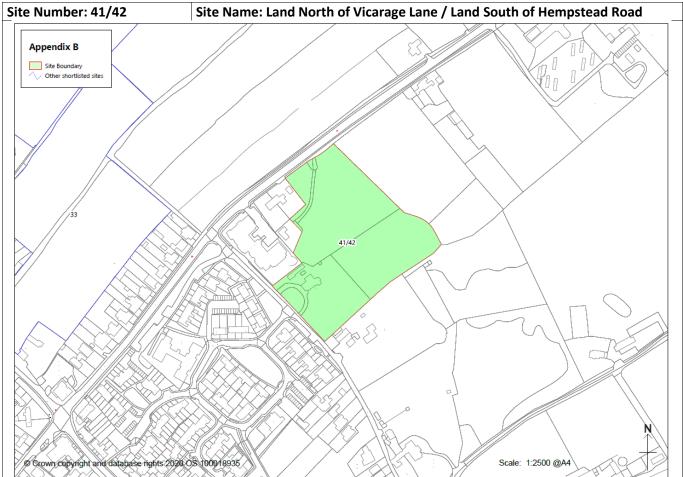
Farm is the most sustainable option, bringing a number of benefits for Bovingdon as well as meeting the wider strategy of the Local Plan. Officers therefore recommend its allocation in the new Local Plan.

Site Number: 39	Site Name: Homefield								
Appendix B									
Site Boundary									
	39								
LAN / A N / A									
and a state of the	N								
	34								
© Crown copyright and database rights 2020 O	S 100018935 Scale: 1:2500 @A4								
Description:	Site consists of agricultural land and is bounded on the north west and north east by the existing built-up area of Bovingdon, to the south east and south west								
	by agricultural land (including site 34 – Fox Meadow)								
Maximum Capacity:	112 dwellings.								
Potential for new	The site is of a scale that could deliver additional community facilities for								
Public/Community Facilities	Bovingdon, including a new primary school to meet existing and future needs,								
	however it would impact upon the amount of housing that the site could deliver.								
Landscape	The overall site is considered to have a low landscape sensitivity.								
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site which matches the extent of								
	Parcels D-SS2 and is considered to make the least contribution to the purposes								
	of the Green Belt.								

The overall site is considered to have a low landscape sensitivity.
The Stage 2 Green Belt Study identifies the site which matches the extent of
Parcels D-SS2 and is considered to make the least contribution to the purposes
of the Green Belt.
The site is at low risk of flooding from all sources.
No known ecological constraints.
Development of this site would unlikely have an impact on designated heritage
assets in the area.
Development is likely to have an impact on the local road network at peak
periods, including, Green Lane, High Street and Chipperfield Road.
Enhancements to the road network would likely be required, including
enhancements to the Green Lane / Chipperfield Road Junction.
Site is within walking distance to hourly bus services of the 105 to
Uxbridge/Amersham as well as the 105 to Hemel Hempstead. Site is also within
walking distance to the less frequent bus services of the 352 to Watford as well
as the 352 to Hemel Hempstead.
Development of this site could provide for new/enhanced public transport
connections with the wider area, although such enhancements will likely depend
on additional opportunities for growth along these corridors.

	and Wa		er	secon delive Furth Wate to the Waste availa	Site is accessible from the local road network via Homefield and possibly a secondary access from Yew Tree Drive. Enhancements to Homefield should deliver safe pedestrian and vehicular access. Further linkages could be provided through the adjacent Site 34 – Fox Meadow. Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development. No major power lines/pylons or gas pipelines traverse the site.										
Enviro	nmenta	l Health	1	provi netwo	No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth. Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk										
					Formation and Seaford Chalk Formation.										
Minerals Consultation AreaSite is located within the Brick Clay Mineral Safeguarding Area.Sustainability Appraisal															
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment	
x	?	-	~	~	x	?	-	х	~	~	~	~	~	~	
Site pe throug issues could k flows a	rforms h devel current be effec it peak j	well on opment ly exist v tively m periods.	a numb While with on- anaged	er of ide there i street p to ensu basis a	entified s expec barking v ire appr ind havi	constra ted to b which gi opriate ng rega	s not pro ints, ma e no teo ive rise t sight lin rd to alt	iny of w chnical i to highw les are a ternative	hich are ssue to vay safe ichievec e sites ir	e likely t deliveri ty issue I in addi n Boving	o be suf ng acces s and it ition to gdon, of	ss onto is uncle enhanci ficers co	Green L ar how ng traff onsider	ane, this ic	

are other sites that are less constrained and offer more sustainability benefits than this site, and therefore do not recommend the site is allocated to deliver the strategy of the new Local Plan.



Two separate parcels of land predominantly consist of agricultural land along
with a private residence, bounded to the south west by the existing built-up
area of Bovingdon
25 dwellings (site 41) + 25 dwellings (site 42) = 50 dwellings
Site is of a scale that is unlikely to deliver significant new community services
and facilities directly, although it can provide public open space.
The overall site is considered to have a moderate landscape sensitivity. The
eastern field has a moderate-high landscape sensitivity.
The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
(Parcel BV-A3) which is considered to make a strong contribution to the
purposes of the Green Belt. The site is much smaller than the parcel assessed
and therefore it could be concluded that its contribution to the purposes of the
Green Belt would be less than that stated in the study.
The site is wholly in Flood Zone 1 but there are historic records of localised
flooding in the area. Any risks are likely to be mitigated through more detailed
analysis at the planning application stage.
There are no identified ecological constraints associated with this site.
The southern boundary of the site shares a boundary with the Bovingdon
Conservation Area. The boundary consists of a mature hedgerow with trees
which would likely conserve the special characteristics of the site.
Development of this site would likely result in an increase in traffic to and from
the site at peak hours, which would have a limited impact upon the local road
network, when compared to alternatives.
The site is within walking distance to good quality public transport connections
to major towns in the area such as the hourly bus services of the 105/352 to
Hemel Hempstead, the 105 to Uxbridge/Amersham and the 352 to Watford.

Access				Development of this site in isolation would unlikely result in enhancements to the public transport network at Bovingdon. The site is in reasonable proximity to existing services and facilities on Bovingdon High Street. Site is accessible from the Hempstead Road, although enhancements to the local road network in this location would likely be required. A new pedestrian access											
Water	and Wa	astewat	er	onto Vicarage Lane could provide a more direct route for residents to existing services and facilities on Bovingdon High Street. Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.											
	Utilities			No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.											
		l Health		Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation. Site is located within a radon affected area. A vehicle restoration centre is located adjacent to the site and officers consider the risk of contamination as a result of this to be low.											
Minera	als Cons	ultation	n Area	Site is located within the Brick Clay Mineral Safeguarding Area. Sustainability Appraisal											
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA5 Air quality SA6 Soils SA7 Resource efficiency SA8 Historic environment SA9 Landscape SA10 Health and wellbeing SA11 Sustainable locations SA11 Sustainable locations SA13 Housing SA14 Economy SA15 Employment									SA15 Employment	
x	?	?	~	✓	x	?	?	x	1	✓	-	1	~	~	
Officer Recommendation for New Local Plan: Site is not proposed as an allocation. Site performs well on a number of identified constraints, many of which are likely to be sufficiently mitigated through development, however careful consideration is needed to ensure that development does not impact upon the setting of Bovingdon Conservation Area. On this basis and having regard to alternative sites in Bovingdon, officers consider there are other sites that are less constrained and offer more sustainability benefits than this site, and therefore do not recommend the site is allocated to deliver the strategy of the new Local Plan.															

## **Hemel Hempstead**

Site Number: 62	Site Name: Fields End Farm
Site Number: 62	Site Name: Fields End Farm
© Crown copyright and database rights 2020 OS	100018935 Scale 1.5000 @A4
Description:	Site consists of some agricultural land and business premises that are in active economic use at present, bounded on all sides by agricultural land (including to the south, the existing Local Allocation 3 – West Hemel).
Capacity of site (from Site	155 dwellings.
Assessment Study)	
Potential for new	The site is of a scale that could deliver additional community facilities for
Public/Community Facilities	Hemel Hempstead, including a new primary school to meet existing and future
	needs, however it would impact upon the amount of housing that the site
	could deliver.
	The existing Local Allocation 3 (West of Hemel Hempstead) to the immediate
	south is expected to deliver a range of new community facilities and services.
Landscape	The overall site is considered to have a moderate landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A6) which is considered to make a strong contribution to the purposes of the Green Belt. The site is approximately half of the parcel assessed but includes the land furthest from the settlement. It is therefore considered that its contribution to the purposes of the Green Belt is unchanged.
Flooding	The site is at low risk of flooding from all sources.
· · · · · · · · · · · · · · · · · · ·	No known ecological constraints identified.
Ecology Historic Environment	
Historic Environment	Development of this site would unlikely have an impact on designated heritage assets in the area.
Highways Impact	Development of this site would likely result in an increase in traffic to and from
	the site at peak hours, which would have limited impact on the local road network if developed in isolation.

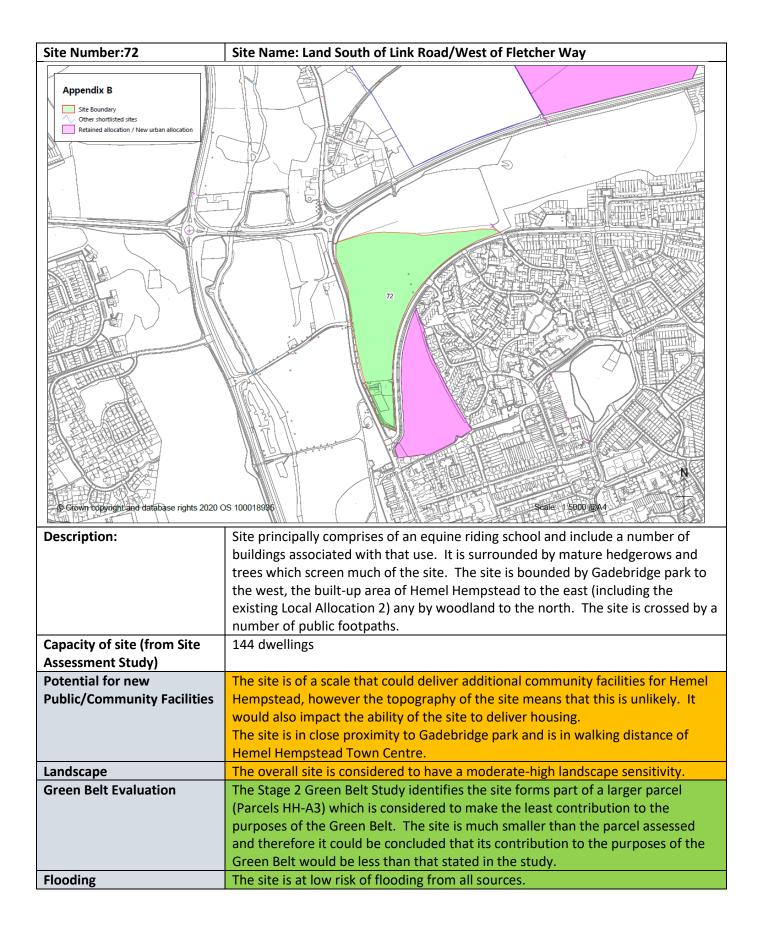
Public	Transpo	ort		Site	Site is within reasonable distance to local bus services of the number 4 to											
				He	mel	Hem	pstead	and 3 to	o Grove	hill v	vhic	h both i	run ever	y half a	n hour.	
				De	velo	pme	nt of th	is site h	as the p	oter	ntial	to cont	ribute to	owards	an enha	anced
				pul	blic t	rans	sport ne	twork i	n Hemel	Her	nps	tead.				
Access	5			Cu	Current access is available from Fields End Lane and Pouchen End Lane, however significant enhancements/improvements would be required to enable											
					residential development of this site. This could be overcome if access could be											
					provided from the adjacent Local Allocation 3 to the south (with access											
					proposed to be provided from Long Chaulden and the Avenue) however the											
		<u> </u>			site would be reliant on the timely delivery of that allocation. Water – There is sufficient water supply in the region, however reinforcements											
Water	and Wa	astewat	er									-				
								- · ·				• •	tations I			
					Wastewater – Local upgrades may be required to ensure sufficient capacity is available abead of development											
Other	Utilities				available ahead of development.											
other	otintics	•			No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the											
					site, although some reinforcements or enhancements to these networks may											
							-	ommoda								
Enviro	nmenta	l Health	า		The site is underlain by a Principal Aquifer associated with the Lewes Nodular											
				Ch	Chalk Formation and Seaford Chalk Formation.											
				The	The presence of light industrial units on the site could give rise to some											
					contamination. Officers consider the risk of this is low/medium.											
				_	Site is located within a radon affected area.											
Minera	als Cons	ultation	n Area	Site	Site is not located within a Mineral Safeguarding Area. Sustainability Appraisal											
	1	r			<b>1</b>		Sustaina	ability A	ppraisa			-	1	-	r	T
							5	ent			20 	suo	ion			
ť		~	nge	>			cienc	ume	e			cati	ohes	50	≥	ent
SA1 Biodiversity	ter	d ris	SA4 Climate change	SA5 Air quality	-	IIS	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape		Ň	le lo	ty co	SA13 Housing	SA14 Economy	SA15 Employment
odiv	Wa	lood	late	ir qı		SAb Solls	rce	c en	spue			nabl	iunit	Ног	Ecor	nplc
1 Bi	SA2 Water SA3 Flood risk		Clim	45 A	Ċ	PA SA	nosa	tori	V9 La	110	gain	stai	mm	A13	114	5 Er
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						SA	SA8			אדט הפונוו מווע שפווטפווון	SA11 Sustainable locations	SA12 Community cohesion				
Y	2		Y			v			v		v		2			
х	?	-	х	х	1	X	-	-	х	1	х	1	?	1	<b>√</b>	<b>✓</b>   X
Office	r Recom	menda	tion for	New Lo	ocal	Plan	: Site is	not pro	posed a	as ar	n all	ocation.	•			
Site pe	erforms	well on	a numbe	er of id	entil	fied	constrai	ints, ma	ny of wl	hich	are	likely to	be suff	iciently	mitigat	ed
through development. Access is a key constraint to this site, and would likely be dependent on new links to be																

Site performs well on a number of identified constraints, many of which are likely to be sufficiently mitigated through development. Access is a key constraint to this site, and would likely be dependent on new links to be provided via the adjacent Local Allocation 3, rather than enhancements to the existing local road network (i.e. Fields End Lane). Officers consider that the site, in isolation, does not relate particularly well to the existing settlement pattern of Hemel Hempstead, but recognise that a more comprehensive scale of development could be considered with the parcel to the east (Site 63: Fields End Lane). There are a number of existing businesses in operation within and adjacent to the site, with a reasonably prospect that they can be retained in the future. For these reasons, officers consider that, on balance, there are more suitable sites elsewhere which can better deliver the strategy of the new Local Plan.

Site Number: 63	Site Name: Fields End Lane
Appendix B Site Boundary Other shortlisted sites Retained allocation / New urban allocation	
Description:	Site predominantly consist of agricultural land enclosed by mature tree belts. Site
	is bounded on the south and east by the built up area of Hemel Hempstead, and to the north and west by agricultural land, farm buildings and light industrial
Capacity of site (from Site	units (including site 63 – Fields End Farm) 200 dwellings
Assessment Study)	
Potential for new Public/Community Facilities	The site is of a scale that could deliver additional community facilities for Hemel Hempstead, including a new primary school to meet existing and future needs, however it would impact upon the amount of housing that the site could deliver. The existing Local Allocation 3 (West of Hemel Hempstead) to the south-west is expected to deliver a range of new community facilities and services.
Landscape	The overall site is considered to have a moderate-high landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A6) which is considered to make a strong contribution to the purposes
	of the Green Belt. The site is approximately half of the parcel assessed and therefore it could be
	concluded that its contribution to the purposes of the Green Belt would be less
	than that stated in the study
Eleading	than that stated in the study.
Flooding	The site is at low risk of flooding from all sources.
Flooding Ecology	

Highw	ays Imp	act		Devel	opment	of this	site wor	ıld likely	/ res	ulti	in an inc	rease in	traffic	to and f	rom	
ingilw	ays imp	act			te at pe											
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Public	Transpo	ort			within						is servic	es of the	e numbe	er 4 to H	emel	
	•			Hemp	ostead a	nd num	ber 3 to	Groveh	ill w	hicl	h both r	un every	/ half an	hour.		
					opment										ed	
				public	transpo	ort netw	vork in H	lemel H	emp	oste	ad.					
Access	5			Current access is available from Fields End Lane and Pouchen End Lane, however												
				significant enhancements/improvements would be required to enable residential												
				development of this site. This could be overcome if access could be provided												
				from Local Allocation 3 to the south (via site 62 Fields End Farm) however the site												
				would be reliant on the timely delivery of that allocation.												
Water	and Wa	astewat	er												ents to	
				Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required.												
				Wastewater – Local upgrades may be required to ensure sufficient capacity is												
				available ahead of development. No major power lines/pylons or gas pipelines traverse the site.												
Other	Utilities	5		No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity												
				No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these												
				networks may be required to accommodate growth.												
Enviro	nmenta	l Hoolth		Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk												
Enviro	menta	пеан	1	Formation and Seaford Chalk Formation.												
				Site is located within a radon affected area.												
Miner	als Cons	ultatio	η Area	Site is not located within a Mineral Safeguarding Area.												
		antatio		Site is not located within a Mineral Safeguarding Area. Sustainability Appraisal												
						Justania										
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Biodiversity	ater	Flood risk	mate change	Air quality	oils	ource efficiency	rric environment	Landscape		un anu wenbeing	SA11 Sustainable locations	Community cohesion	3 Housing	Economy	Employment	
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Office	r Recom	menda	tion for	New Lo	cal Plan	: Site is	not pro	posed a	s an	allo	ocation.	•				
Site pe	erforms	well on	a numb	er of ide	entified	constrai	ints, ma	ny of wl	nich	are	likely to	be suff	iciently	mitigate	ed	
through development. Access is a key constraint to this site, and would likely be dependent on new links to be																
nrovid	provided rather than enhancements to the existing local read network (i.e. Fields End Lane). Officers consider															

through development. Access is a key constraint to this site, and would likely be dependent on new links to be provided rather than enhancements to the existing local road network (i.e. Fields End Lane). Officers consider that the site, in isolation, does not relate particularly well to the existing settlement pattern of Hemel Hempstead, separated by an established woodland belt, but recognise that a more comprehensive scale of development could be considered with the parcel to the west (Site 62: Fields End Farm). Officers consider that, on balance, there are more suitable sites elsewhere which can better deliver the strategy of the new Local Plan.



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				Site is	also ad	jacent t	o an are	a of arc	haeolog	gical sigr	nificance	2.			
Highw	ays Imp	act		Development of this site would likely result in an increase in traffic to and from											
				the site at peak hours, which would have a limited impact upon the local road											
				network, when compared to alternatives.											
Public	Transpo	ort		Site is in a reasonable proximity to Hemel Hempstead Town Centre and where											
				there are high quality public transport connections. Site is also within walking											
				distance to local, frequent bus services to the town centre and Grovehill (Service											
				Nos. 4 and 5).											
				Development of this site in isolation is unlikely to deliver enhancements to the											
				public transport network in the area.											
Access	•			Site is accessible from the Fletcher Way, although improvements to this access											
Matar	and 14/4			are likely to be required to accommodate a residential scheme on this site. Water – There is sufficient water supply in the region, however reinforcements to											
water	and Wa	astewat	er								n, nowe ns may l			ents to	
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				Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.											
Other	Utilities			No major power lines/pylons or gas pipelines traverse the site.											
• • • • •				No significant issues have been identified with respect to gas or electricity											
				provision for the site, although some reinforcements or enhancements to these											
				networks may be required to accommodate growth.											
Enviro	nmenta	l Health	ו	The site is underlain by a Principal Aquifer associated with the Lewes Nodular											
				Chalk Formation and Seaford Chalk Formation.											
Minera	als Cons	ultation	n Area	Site is located within the Sand & Gravel Mineral Safeguarding Area.											
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			ge			SA7 Resource efficiency	SA8 Historic environment		lbeir	SA11 Sustainable locations	SA12 Community cohesion			٦t	
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SA1 Biodiversity	SA2 Water	SA3 Flood risk	lime	SA5 Air quality	SA6	sour	oric	SA9 Landscape	alth	tain	ոալ	SA13 Housing	SA14 Economy	E	
SA1	S	SA	SA4 Climate change	SA		Res	Hist	SAS	SA10 Health and wellbei	Sus	Cor	SA	SA	SA15 Employment	
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Officer	r Recom	menda	tion for	New Lo	cal Plan	: Site is	not pro	posed a	s an allo	ocation.					
	erforms										be suff	iciently	mitigate	ed	
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through development. A key constrained for this site is in relation to landscape sensitivities and its location within the important open gap senarating the two Conservation Areas of Hemel Hempstead (Old Town) and															

through development. A key constrained for this site is in relation to landscape sensitivities and its location within the important open gap separating the two Conservation Areas of Hemel Hempstead (Old Town) and Piccotts End. The scale of the site limits the opportunities for sufficient landscape mitigation to offset the sensitivities and maintain both a visual and perceived separation between Hemel Hempstead and Piccotts End, particularly with views from the west. Officers consider that, on balance, there are other sites which are more suitable to delivering the strategy of the new Local Plan.

Site Number: 74	Site Name: North and North-East Hemel
a C.N.	Fm Stags End
Appendix B	1460
Site Boundary	Hawbush Fm <sup>©</sup> Corner Fm
Other shortlisted sites Retained allocation / New urban allocation	
Constrained land	
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Noake Mill	Sch Stand Color
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Description:	Site predominantly consists of agricultural land, farm buildings (including a
	number of listed buildings) bounded to the south by the existing built-up area of
	Hemel Hempstead and Piccotts End, to the north by the Chilterns AONB, to the
	east by the boundary with St. Albans City and District Council (which includes the
	proposed allocation Hemel North) and to the west by the Gade Valley and the
	Leighton Buzzard Road.
Capacity of site (from Site	5,095 dwellings
Assessment Study)	
Potential for new	Site of this scale has significant potential to deliver large scale community
Public/Community Facilities	services ranging from multiple local/neighbourhood centres that incorporate
	primary and secondary schools, to sports and leisure facilities. A large green
	buffer of open space is expected to be preserved and enhanced along the
	northern boundary of the site, as well as the provision of significant new open
	space to be woven into new communities.
	Development of this scale is likely to provide additional services such as GP's and
	retail units to serve existing and future communities.
Landscape	The overall site is considered to have a high landscape sensitivity. The south and
	west of the site has a moderate to moderate-high landscape sensitivity. The site
	forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of two larger parcels
	(Parcels HH-A1 and HH-A2) and is considered to make a strong contribution to
	the purposes of the Green Belt. It is noted that parcel HH-A2 represents only a
	small part of the site and makes a moderate contribution to the purposes of the
	Green Belt. The site broadly corresponds with Parcel HH-A1 so its contribution to
	the purposes of the Green Belt is unchanged.
Flooding	The site is at low risk of flooding from all sources.

	There are at least two large flow routes through the site which are likely to be
	associated with small watercourses.
Ecology	Pockets of Ancient Woodland and Local Wildlife Sites exist both within and on
	the edge of the site. A substantial development of this scale could give rise to
	possible impacts on European designated sites in the area, such as Chiltern
	Beechwoods SAC. Suitable Alternative Natural Greenspace (SANG) may be
	needed on-site to offset any likely impacts.
Historic Environment	Development of this site would have an impact on designated heritage assets
	located on and within the vicinity of the site. Due to the scale of the
	development, the impact on the setting of a number of listed buildings and other
	heritage assets on site should be mitigated through careful masterplanning and
	design. In some instances, there may be opportunities to enhance the setting of
	some of these assets where their setting has already diminished over time.
Highways Impact	Development of this site would likely result in a significant increase in traffic to
	and from the site at peak hours, when compared to alternatives. Although the
	scale of the site would likely result in the provision of significant infrastructure on
	site, both in terms of new roads (potentially including a new strategic link road)
	which could alleviate pressures on the existing network, new public transport
	corridors, new sustainable transport link such as dedicated cycleways and
	footpaths, and new local centres (including schools) which would likely contain
	many of the trips to within the boundaries of the site.
Public Transport	Site is within reasonable distance to the local bus services at Grovehill and
	Highfield, but is more distant from the local bus services in Gadebridge.
	Development of this site has the potential to deliver significant enhancements to
	the public transport network for Hemel Hempstead, including the delivery of
	dedicated new bus routes.
Access	Site of this scale has multiple access opportunities onto the local road network.
	Key access is likely to be provided from Leighton Buzzard Road, and would
	require significant enhancements in the vicinity of the junction. Secondary
	access for initial phases along the western part of the site is likely to be provided
	via LA1 - Marchmont Farm if required. There is the potential for a new link road
	to be provided from Leighton Buzzard road through the site to Junction 8 of the
	M1 and this may also provide additional enhancements to the strategic road
	network. Development of this site would also require a significant amount of
	new transport infrastructure including: new roads, cycle and pedestrian facilities
	and greater public transport provisions.
Water and Wastewater	Water – There is sufficient water supply in the region, however reinforcements to
	the network, including possible new pumping stations are likely to be required.
	Wastewater – Significant upgrades are likely to be required to ensure sufficient
	capacity is available ahead of development.
Other Utilities	Major power lines/pylons traverse the eastern edge of the site and are unlikely
	to impact the development potential of the site in this location.
	Reinforcement works are required to accommodate growth on the site, although
	significant new gas pipe laying is not likely to be required. Separate connections
	may be required for the east and west of the site.
Environmental Health	Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk
	Formation and Seaford Chalk Formation.
Minerals Consultation Area	Site is not located within a Mineral Safeguarding Area.
	Sustainability Appraisal

SA1 Biodiversity	SA2 Water	SA3 Flood risk	CAA Climate change	SA4 UIIIIate UIalige	SA5 Air quality	SA6 Soils	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment
<b>x</b> ✓	?	-	~	x	?	х	-	x	х 🗸	✓ X	✓	~	<b>V V</b>	~	1

**Officer recommendation for New Local Plan:** Site is proposed for an allocation of approximately 5,500 dwellings alongside significant new open space (including the potential for a country park of borough-wide significance). It should deliver new communities and neighbourhoods. Up to 1,500 dwellings are expected to be delivered within the plan period up to 2036, with the remaining land safeguarded for future development beyond the plan period. Development of the site as a whole is predicted to be completed by 2050.

The site is the largest considered through the selection process for the Local Plan and with that, it performs relatively poorly in relation to a number of constraints such as Green Belt, landscape sensitivity and highways impacts. Development of the site would likely result in significant pressures on existing infrastructure, however this is considered against the merits of the site delivering significant new infrastructure, such as new roads, dedicated sustainable transport corridors, community hubs/local centres, schools, health and other facilities alongside new public open space, new green infrastructure and substantial landscape mitigation measures. Officers agree with the AECOM Site Assessment Study recommendation that the western part of the site is unsuitable for development due to heritage, landscape and visual and coalescence impacts on Piccotts End and the undeveloped Gade Valley.

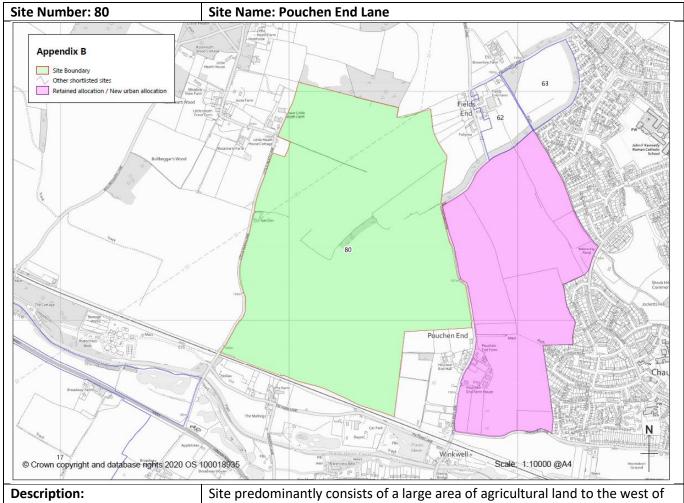
Officers are confident that any adverse impacts can be sufficiently mitigated to ensure no significant effects occur, including in relation to the setting of the Chilterns AONB and the many heritage assets located in the Gade Valley.

Officers have considered the merits of this site against other reasonable alternatives, and conclude that it represents the most sustainable solution to long term growth for Hemel Hempstead, having regard to the prevailing nature of development expected to come forward on land to the east of Hemel Hempstead (in St. Albans City and District). For this reason, the site is recommended as two separate allocations in the new Local Plan, with one of these safeguarded for longer term development beyond the plan period.

Site Number: 78	Site Name: Polehanger Lane
Site Number: 78	Rimblers Farm
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Description:	Site consists predominantly of agricultural land with an area of woodland towards its eastern end, bounded to the south by the built up area of Hemel Hempstead, and to the north, east and west by agricultural land and associated farm buildings, including some small scale businesses.
Capacity of site (from Site	824 dwellings
Assessment Study)	
Potential for new	The site is of a scale that could deliver additional community facilities for Hemel
Public/Community Facilities	Hempstead, including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the site to deliver housing.
Landscape	The overall site is considered to have a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A5) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.
Flooding	The site is at low risk of flooding from all sources. There are a number of flow paths through the site which are likely to be associated with a watercourse.
Ecology	Dell Wood in the eastern part of the site is designated ancient woodland. Area of ancient woodland is also a Local Wildlife Site. The eastern boundary of the site is adjacent to another Local Wildlife site. Officers agree with the AECOM Site Assessment Study recommendation that none of this land on the eastern edge could be developed on. A substantial development of this scale could give rise to possible impacts on European designated sites in the area, such as Chiltern

					Beech	woods	SAC. Su	iitable A	Iternati	ve N	latu	ral Gree	nspace	(SANG)	mav be	
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Histori	ic Enviro	onment										ict on a	listed bu	uilding a	pproxin	nately
					175 m	etres to	the we	est of th	e site. O	ffice	ers c	onsider	this cou	uld be d	ealt wit	า
					throu	gh caref	ul desig	n and m	nasterpl	anni	ing.					
Highwa	ays Imp	act											l road ne	etwork a	at peak	
								lehange								
										ontr	ibut	ion to n	ew/enh	anced s	ustaina	ble
					transport connections in this area. Site is within reasonable distance to local bus services of the number 4 to Hemel											
Public	Transpo	ort														
					Hempstead and number 3 to Grovehill which both run every half an hour.											
					Development of this site has the potential to contribute towards an enhanced public transport network in Hemel Hempstead.											
Access	:												/ access	could b	e provic	led via
					The site is accessible from Polehanger Lane and new access could be provided via Berkhamsted Road. For larger scale development, it is likely that two points of											
					access would be required.											
Water	and Wa	astewat	er		Wate	r – There	e is suff	icient w	ater sup	ply	in tł	ne regio	n, howe	ver rein	forcem	ents to
					Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations are likely to be required.											
					Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.											
Other Utilities													se the si			
					No significant issues have been identified with respect to gas or electricity											
					provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.											
Enviro	nmenta	l Hoalth						-				-			odular C	halk
EIIVIIO	iiiieiita	пеан	•		Site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation.											
					A paper packaging manufacturer is located approximately 130m north-west of											
					the site. Officers consider the risk of contamination to the site is low.											
					Site is located within a radon affected area.											
Minera	als Cons	ultatio	n Are	ea	Site is	not loca	ated wit	thin a M	ineral S	afeg	guar	ding Are	ea.			
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SA		ŝ	201		Ś		SA7 Resource efficiency	SA8 Historic environment	1S		Ĕ	SA11 Sustainable locatio	SA12 Community cohesion	ŝ	rs,	SA1
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Officer	r Recom	menda	tion	for	New Lo	cal Plan	: Site is	not pro	posed a	as ar	n alle	ocation.				
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through development. Officers agree with the AECOM Site Assessment Study recommendation that the eastern																

Site performs well on a number of identified constraints, many of which are likely to be sufficiently mitigated through development. Officers agree with the AECOM Site Assessment Study recommendation that the eastern part of the site is unsuitable for development due to the presence of Local Wildlife Sites and Ancient Woodland. Excluding this area also prevents development from encroaching on the Gade valley and its many landscape and heritage assets. The impact on the setting of the listed building to the west of the site is likely to be mitigated through careful design and masterplanning. Officers consider that while the site performs well in general, on balance, there are other sites which are more suitable to deliver the strategy of the new Local Plan, including the potential to maximise sustainable transport modes and the delivery of new infrastructure to meet existing and future needs.



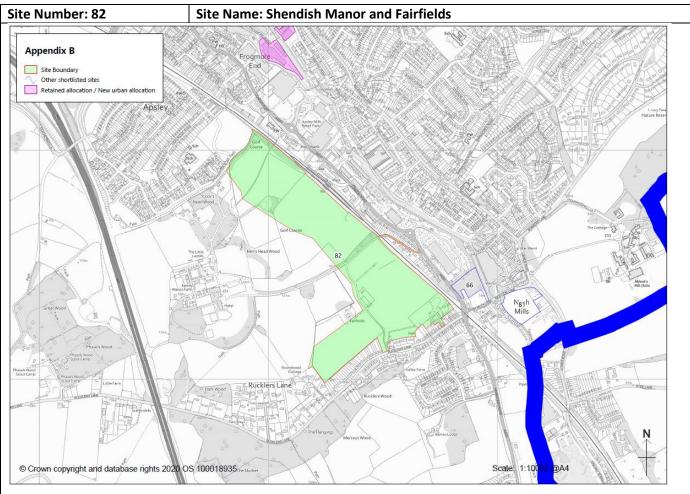
Description:	Site predominantly consists of a large area of agricultural land to the west of
	Hemel Hempstead, bounded on all sites by agricultural land, with the eastern
	boundary adjoining the existing Local Allocation 3 – West of Hemel.
Capacity of site (from Site	360 dwellings
Assessment Study)	
Potential for new	The site is of a scale that could deliver additional community facilities for
Public/Community Facilities	Hemel Hempstead, including a new local centre and primary school. Site is of
	a sufficient scale that could provide a secondary school, however this would
	reduce the ability of the site to deliver housing.
	The existing Local Allocation 3 (West of Hemel Hempstead) to the immediate
	east is expected to deliver a number of new community facilities and services.
Landscape	The overall site is considered to have a high landscape sensitivity. The site
	forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcel HH-A14) which is considered to make a moderate contribution to the
	purposes of the Green Belt. The site broadly corresponds with Parcel HH-A14
	so its contribution to the purposes of the Green Belt is unchanged.
Flooding	The site is at low risk of flooding from all sources.
	There are a number of flowpaths through the site which are likely to be
	associated with a watercourse.
Ecology	There is a small area of Ancient Woodland and a Local Wildlife Site within the
	middle of the site. Any development would need to ensure no adverse effects
	on these designations.
Historic Environment	Development of this site is likely to have an impact on designated heritage
	assets located in the vicinity of the site. The south-east corner of the site lies
	in close proximity to the north-east corner of the Bourne End Conservation

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Other	Utilitie	<u> </u>							as ni	neli	nes trav	verse th	e site		
other	ounties	5												if requi	red
	likely to be required.         Wastewater – Local upgrades may be required to ensure sufficient capacity is available ahead of development.         her Utilities       No major power lines/pylons or gas pipelines traverse the site.         There are concerns about how gas could be supplied to this site, if required, due to constraints associated with the railway line. Reinforcement works would be required.														
Enviro	nmenta	al Healt	h					Principal	Ααι	Jife	r associa	ated wit	h the Le	ewes No	dular
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The site performs reasonably well on a number of criteria. Officers agree with the AECOM Site Assessment Study's conclusions that development of the whole site is likely to give rise to significant landscape and Green Belt issues, including the potential risk of coalescence with nearby settlements. Delivering suitable access to the site is likely to be dependent on the delivery of the adjacent Local Allocation 3 – West of Hemel, and this has an impact on when the site would be able to come forward for development. Officers have reviewed a smaller area of land to see if it could address a number of these constraints, however concerns remain that the landscape impacts (including perceived coalescence with Berkhamsted) are likely to be significant. Therefore officers consider that there are other sites which are more appropriate to meet the strategy of the new Local Plan.

Site Number: 81	Site Name: Red Lion Lane
Appendix B Site Boundary Other shortlisted site: 66 66 8 8 8 8 8 8 8 8 8 8 8 8 8	
© Crown copyright and database rights 2020 OS	000018935 Scale: 1:2500 @A4
Description:	Site predominantly consists of agricultural land, car park and vacant derelict land. Bounded to the east by the Lower Road and Nash Mills Village Hall, to the north by Red Lion Lane, to the south by the car boot sale site and to the west by the Grand Union Canal/River Gade.
Capacity of site (from Site Assessment Study)	53 dwellings
Potential for new	Site is of a scale that is unlikely to deliver significant new community services
Public/Community Facilities	and facilities directly, although land can provide public open space.
Landscape	The overall site is considered to have a low landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel HH-A12) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.
Flooding	The site is wholly in Flood Zone 1. Site is at a higher risk of surface water flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.
Ecology	The site is adjacent to the Local Wildlife Site associated with the Grand Union Canal
Historic Environment	The site is adjacent to the Abbots Hill Locally Registered Park and Garden where development would likely impact its setting to the east. The site is well screened from the Red Lion Public House (Grade II listed building) to the west.
Highways Impact	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network, when compared to alternatives.

Public	Transp	ort		Ayle Site Dev	esbury. e is also velopme	in reaso ent of th	onable d	istance ould cor	(15 min	00 bus s walk) to toward	o Apsley	y train s	tation.	
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Water	and Wa	astewat	ter	reir be i Wa	nforcem requirec stewate	ents to I. er – Loca	the net	work, in des may	cluding	n the reg possible uired to	e new p	umping		
Other	Utilitie	5		No No pro	major p significa vision fo	ower lir int issue or the si	nes/pylc es have te, altho	ons or ga been ide ough so	entified me rein	nes trav with res forceme nmodate	spect to ents or e	gas or enhance		-
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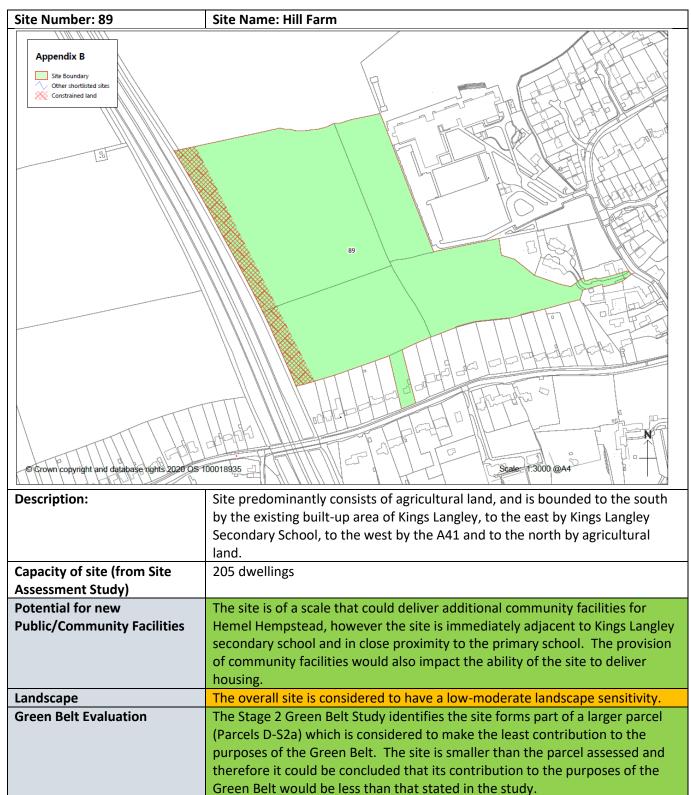


Description: Site comprises part golf course that is in active economic use at present, part golf course that is in active economic use at present, part and historically associated with Shandich Manar. This includes small	art
open land historically associated with Shendish Manor. This includes small	
of woodland and other buildings associated with the estate. Site is bounded	ed to
the north, east and south by the built-up area of Hemel Hempstead and Ru	icklers
Lane (located in the parish of Kings Langley), and to the west by the ground	ls of
Shendish Manor, including the remaining part of the golf course. The railwa	ay line
acts as the boundary to the east.	
Capacity of site (from Site 554 dwellings.	
issessment Study)	
<b>The site is of a scale that could deliver additional community facilities for H</b>	emel
ublic/Community FacilitiesHempstead, including a new local centre and primary school. Site is of a	
sufficient scale that could provide a secondary school, however this would	
reduce the ability of the site to deliver housing.	
andscape The overall site is considered to have a high landscape sensitivity. Part of t	he site
in the south eastern corner has a moderate landscape sensitivity.	
ireen Belt Evaluation The Stage 2 Green Belt Study identifies the site forms part of a larger parce	4
(Parcel D-S3) which is considered to make a contribution contribution to the	e
purposes of the Green Belt. The site is smaller than the parcel assessed and	Ł
therefore it could be concluded that its contribution to the purposes of the	<u>k</u>
Green Belt would be less than that stated in the study.	
looding The site is at low risk of flooding from all sources.	
There are a number of flowpaths through the site which are likely to be	
associated with a watercourse.	
cology No known ecological constraints identified, however the nature of the grou	unds
are likely to mean that the land is rich in biodiversity.	

Histori	ic Enviro	onment		The g	rounds o	of Shend	dish Ma	nor are	identifie	ed as a L	ocal Reg	gistered	Park or	
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				the si	te, howe	ever the	se are g	enerally	y well so	reened	from th	e site by	, mature	2
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											ublic tra	ansport		
				enhar	ncement	ts in the	area.							
Access	;			The si	te has a	n existiı	ng acces	s onto t	he A42	51 (prov	viding ac	cess to	Shendis	h
				Mano	r hotel a	and golf	course)	althou	<mark>gh signi</mark> t	ficant er	hancen	nents w	ould like	ly be
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Other	Utilities								nipeline	s traver	se the si	ite.		
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Enviro	nmenta	l Health	า	The si	te is un	derlain l	oy a Prir	ncipal A	quifer a	ssociate	<mark>d with t</mark>	he Lewe	es Nodul	ar
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				The si	te is loc	ated wi	thin the	Hertfor	dshire <b>I</b>	Mineral	Consulta	ation Ar	ea for sa	and
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or onto	o the Ru	CKIErs L	ane. W	nile a te	cnnical	solution	n may be	e achiev	able for	this, th	e impac	t that de	evelopm	ent of

this site may have on the local and strategic road network could be significant, particularly with respect to the Air Quality Management Areas to the north of the site and Junction 20 of the M25 to the south. The delivery of new on site infrastructure such as a school could exacerbate these concerns. A smaller scale of development may address a number of these issues, however officers consider that, on balance, there are more suitable sites in the area which can better deliver the strategy of the Local Plan.

## **Kings Langley**



Is likely that these can be sufficiently mitigated through careful design and masterplanning of the site. The site is in the vicinity of two scheduled monuments and areas of archaeological significance. Any remains are likely to be restricted to their immediate areas and are unlikely to extend into this site.         Highways Impact         Development would likely result in an increase in traffic to and from the site in inpek hours, which would likely have an impact on the local road network, including icove Lane, Chipperfield Road, Vicarage Lane and Hempsteda Road. The site is adjacent to Kings Langley Second and is within walking/cycle distance of Kings Langley Second and si within walking/cycle distance of Kings Langley Second and is within walking/cycle distance of Kings Langley Second and is within walking/cycle distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15:30 minutes.         Public Transport         Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15:30 minutes.         Development of this site could contribute towards public transport enhancements in the area:         Access         Site has an existing access from Love Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted.         Water - There is sufficiently water supply in the region, however reinforcements to the result.         Water - There is sufficiently above reinformed water supply in the region, however reinforcements to the site. How result water supply in the region, however reinforcements to the site. How r							is lik	elv tha	t these	can be s	ufficier	itly r	niti	ated th	rough c	areful d	lesign a	nd
The site is in the vicinity of two scheduled monuments and areas of archaeological significance. Any remains are likely to be restricted to their immediate areas and are unlikely to extend into this site.         Highways Impact       Development would likely result in an increase in traffic to and from the site in peak hours, which would likely result in an increase in traffic to and from the site in peak hours, which would likely have an impact on the local road network, including love Lane, Chipperfield Road, Vicarage Lane and Hempstead Road. The site is adjacent to Kings Langley Secondary School and its within walking/cycle distance of Kings Langley Secondary School and its within walking/cycle distance of Kings Langley Secondary School and its within walking/cycle distance of Kings Langley Secondary School and its within walking/cycle distance of Kings Langley Secondary School and its within walking/cycle distance of Kings Langley High Street.         Public Transport       Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes.         Public Transport       Site is a misting access from Love Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted. Alternative access has also been identified through residential properties on Chipperfield Road. This is likely to be associated with metset.         Water and Wastewater       Wastewater -No infrastructure concerns as a result of development of this site.         Wastewater and Wastewater       No significant lissues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these network, including possible new pumping stations may be required.												iciy i	meny		noughte	arcrura	icoigir ai	
Immediate areas and are unlikely to extend into this site.         High ways Impact       Development would likely nease in impact on the local road network, including Love Lane, Chipperfield Road, Vicarage Lane and Hemptzetad Road. The site is adjacent to Kings Langley Kendary School and is within walking/cycle distance of Kings Langley High Street. There are opportunites to provide new/enhanced sustainable transport linkages with the existing High Street.         Public Transport       Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes. Development of this site could contribute towards public transport enhancements in the area.         Access       Site has an existing access from Love Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted. Alternative access has also been identified through residential properties on Chipperfield Road. This is likely to be achievable.         Water and Wastewater       Waster - There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater - No infrastructure concerns as a result of development of this site.         Environmental Health       Site is and alter withing advacting advaction of the site, although some reinforcements or the site as a result of the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements of this historic landfill is located to the west of the site, beyond the A41. Officers consider dwith the Lewis Rodular Chalk Formation. A historic landfill is located to the west of the site, beyond the A41. Officers consider dwith hi												hedu	uled	monun	nents ar	nd areas	of	
Highways Impact       Development would likely result in an increase in traffic to and from the site in peak hours, which would likely have an impact on the local road network, including Love Lane, Chipperfield Road, Vicarage Lane and Hempstead Road. The site is adjacent to Kings Langley Secondary School and is within walking Cycle distance of Kings Langley Secondary School and is within walking Cycle distance of Kings Langley Secondary School and is within existing High Street. There are opportunities to provide new/enhanced sustainable transport linkages with the existing High Street. There are opportunities. Development of this site could contribute towards public transport enhancements in the area.         Access       Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes. Development of this site could contribute towards public transport enhanced/widened to allow for the scale of growth promoted. Alternative access from Love Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted. Alternative access has also been identified through residential properties on Chipperfield Road. This is likely to be achievable.         Water and Wastewater       Water - There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater - No infratucture concerns as a result of development of this site.         Other Utilities       No major power lines/pytons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements to these as a result of this historic landfill is relatively low.         Site is underlain by a Principal Aquifer associated with							arch	naeologi	ical sign	ficance	. Any re	emai	ins a	re likely	<mark>/ to be r</mark>	estricte	<mark>d to the</mark>	eir
Access       Site is within walking distance to the Sould Bikely have an impact on the local network, including Love Lane, Chipperfield Road, Vicarage Lane and Hempstead Road. The site is adjacent to Kings Langley High Street. There are opportuniteis to provide new/enhanced sustainable transport linkages with the existing High Street.         Public Transport       Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes. Development of this site could contribute towards public transport enhancements in the area.         Access       Site has an existing access from Love Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted. Alternative access has also been identified through residential properties on Chipperfield Road. This is likely to be achievable.         Water and Wastewater       Water – There is sufficient water supply in the region, however reinforcements to the sub enhancements in the area.         Other Utilities       No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.         Environmental Health       Site is located within the Brick Clay Minure 2000 Minure							imn	nediate	areas a	<mark>nd are ι</mark>	Inlikely	to e	xter	nd into t	his site.			
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walking/cycle distance of Kings Langley High Street. There are opportunities to provide new/enhanced sustainable transport linkages with the existing High Street.         Public Transport       Kite is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes. Development of this site could contribute towards public transport enhancements in the area.         Access       Site has an existing access from Low Lane, although the access would likely need to be enhanced/widened to allow for the scale of growth promoted. Alternative access has also been identified through residential properties on Chipperfield Road. This likely to be achievable.         Water and Wastewater       Water – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater - No infrastructure concerns as a result of development of this site.         Other Utilities       No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the site, although some accord chark Formation. A historic landfill is located to the west of the site, beyond the A41. Officers consider that the potential for contamination of the site as a result of this historic landfill is located to the west of the site, beyond the A41. Officers consider that the potential for mineral extractions.         Minerals Consultation Area       Site is outderlain by a Principal Aquifer associated with the Lewis Nodular Chaik formation and Seaford Chaik Formation. A historic landfill is located to the west of the site, beyond the A41. Officers consider that the potential for contamination of the site as a result of this history clandfill by														•				oad.
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Officer Recommendation for New Local Plan:       Site is not proposed as an allocation.         Site performs well on a number of identified criteria, with the majority of identified constraints likely to be sufficiently mitigated alongside development.       Access was initially identified in the AECOM Site Assessment									S	S,		ú	à	SA	SA			
Officer Recommendation for New Local Plan:       Site is not proposed as an allocation.         Site performs well on a number of identified criteria, with the majority of identified constraints likely to be sufficiently mitigated alongside development.       Access was initially identified in the AECOM Site Assessment	x	2	-	x		x		x	2	2	x	1	x					
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Study as a constraint although an alternative proposal has been identified which overcomes this constraint.		•	-		-			•			•							
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The site relates well to existing facilities such as primary and secondary education, but is distant from the main high street/A4251 and the train station, relative to other alternatives in the area. Officers consider that, on balance, there are more suitable sites in the area which can better deliver the strategy of the Local Plan.

Site Number: 94	Site Name: Land North of Coniston Road
Site Number: 94	Site Name: Land North of Coniston Road
© Crown copyright and database rights 2020 (	
Description:	Site predominantly consists of agricultural land, bounded to the south and east by the built-up area of Kings Langley (including extended private gardens which stretch into the Green Belt), and to the north and west by agricultural land and Barnes Lane.
Capacity of site (from Site Assessment Study)	62 dwellings
Potential for new	Site is of a scale that is unlikely to deliver significant new community services and
Public/Community Facilities	facilities directly, although it can provide public open space.
Landscape	The overall site is considered to have a high landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel KL-A2) which is considered to make a moderate contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.
Flooding	The site is at low risk of flooding from all sources.
Ecology	There are no identified ecological constraints associated with this site.
Historic Environment	Development of this site would unlikely have an impact on designated heritage assets in the area, however it is located adjacent to an area of archaeological significance.
Highways Impact	Development of this site would likely result in an increase in traffic to and from the site at peak hours, which would have a limited impact upon the local road network, particularly when compared to alternatives in the area.
Public Transport	Site is within walking distance to the 500 bus services to Aylesbury and Watford, with a frequency of every 15-30 minutes. Development of this site could contribute towards public transport enhancements in the area.

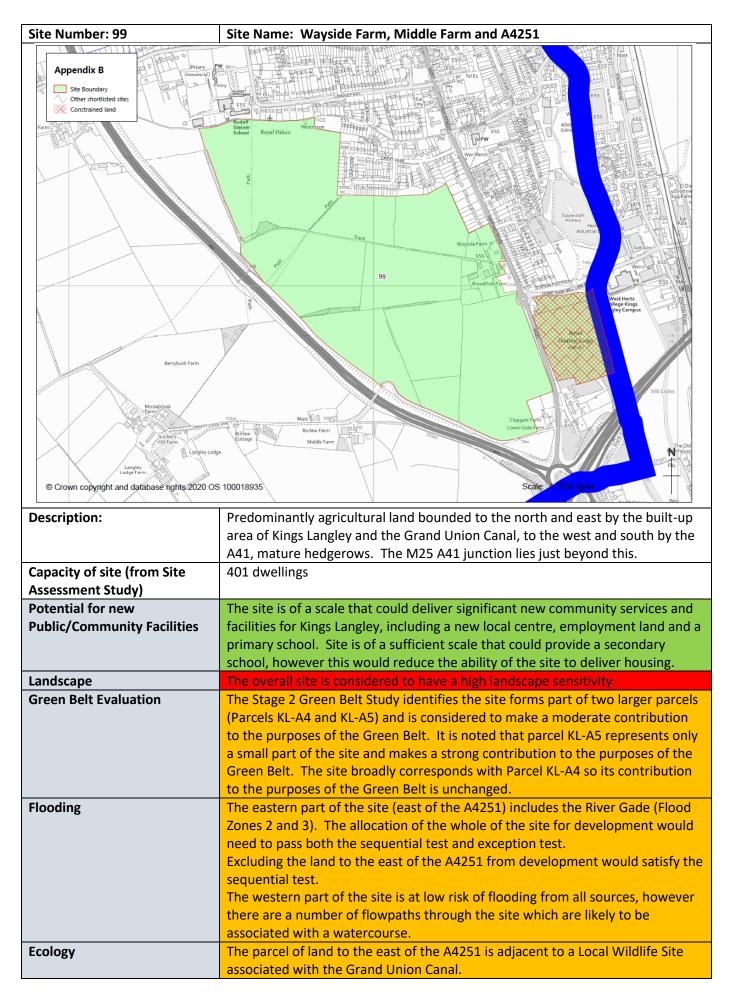
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Site Number: 97	Site Name: Rectory Farm
Site Number: 97	Site predominantly consist of agricultural land with an area of previously developed land towards the southern end of the site that is in use for small
	scale businesses. Site is bounded to the west and south by the built-up area of Kings Langley, to the east by the Grand Union Canal, and to the north by Kings
	Langley Football Club.
Capacity of site (from Site Assessment Study)	241 dwellings
Potential for new	The site is of a scale that could deliver additional community facilities for Kings
Public/Community Facilities	Langley, including a new primary school to meet existing and future needs, however it would impact upon the amount of housing that the site could deliver. Engagement to date has demonstrated the ability for the site to deliver a riverside park to serve existing and future residents of Kings Langley.
Landscape	The overall site is considered to have a low landscape sensitivity. The eastern part of the site has a low-moderate landscape sensitivity.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcels KL-A1a) which is considered to make the least contribution to the purposes of the Green Belt. The site broadly corresponds with Parcel KL-A1a so its contribution to the purposes of the Green Belt is unchanged.
Flooding	The site is adjacent the Grand Union Canal/River Gade (Flood Zones 2 and 3) and there are higher areas of flood risk on the eastern part of the site. The allocation of the whole of the site for development would need to pass both the sequential test and exception test. Development could be sequentially be located towards areas at lower risk of flooding, and this would logically be located on the land to the south and west. A policy requirement ensuring this would satisfy the sequential test.
Ecology	Site is adjacent to a Local Wildlife Site associated with the Grand Union Canal. There are a number of TPOs comprising of Poplars and Willows within and on

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Site performs well on a number of identified criteria, with the majority of identified constraints likely to be sufficiently mitigated alongside development. The site is well located in close proximity to the main high street/A4251, is in reasonable distance to the train station to the south and primary and secondary schools to the west. Part of the site (predominantly brownfield) has already received planning permission for 55 dwellings.

The eastern part of the site is at a higher risk of flooding from the River Gade/Grand Union Canal. Flood risk has already been looked at in detail through the recently permitted scheme for 55 dwellings on the brownfield element of this site. Having regard to the sustainability merits of the site and its location, officers are confident that development can avoid areas of higher flood risk within the site through appropriately worded policy requirements, and would deliver a new public park to serve both existing and future communities. On this basis and having regard to alternatives in the area, officer recommend that the site is allocated to meet the strategy of the new Local Plan.



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water	access is likely to be achieved with A4251ter and WastewaterWater – There is sufficient water supply in the region, however reinforcements to the network, including possible new pumping stations may be required. Wastewater - No infrastructure concerns as a result of development of this site.er UtilitiesNo major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity provision for the 														
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which is also at higher risk of flooding. Officers agree with the AECOM Site Assessment Study that much of the land to the west of London Road is highly sensitive in landscape terms and this is backed up by the more recent Landscape Sensitivity Assessment. Land to the north of the parcel is associated with the site of the historic Royal Palace and associated park, which date from the 14<sup>th</sup> century and is likely to have significant archaeological value. Having regard to this and other alternative in the area, officers consider the site is not suitable for allocating in the new Local Plan.

## Markyate

	Site Name: Cotton Spring Farm
Appendix B	
Site Boundary Other shortlisted sites	
Retained allocation / New urban allocation     Constrained land	
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Description:	Site comprises of a number of uses including public open space, allotments and agricultural land. The site adjoins the southern edge of the built-up area of
Description:	
Capacity of site (from Site	agricultural land. The site adjoins the southern edge of the built-up area of
Capacity of site (from Site Assessment Study)	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of</li> <li>Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> </ul>
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Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities andscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> </ul>
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Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources. Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> <li>Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities andscape Green Belt Evaluation	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> <li>Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development of this site to come forward, then the site would need to pass the sequential</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> <li>Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development of this site to come forward, then the site would need to pass the sequential and exception test to merit site selection.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> <li>Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development of this site to come forward, then the site would need to pass the sequential and exception test to merit site selection.</li> <li>There are no identified ecological constraints associated with this site.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities andscape Green Belt Evaluation Flooding	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is at low risk of flooding from all sources.</li> <li>Access to the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development of this site to come forward, then the site would need to pass the sequential and exception test to merit site selection.</li> <li>There are no identified ecological constraints associated with this site.</li> </ul>
Capacity of site (from Site Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>agricultural land. The site adjoins the southern edge of the built-up area of Markyate and is bounded by other agricultural land to the east, south and west.</li> <li>39 dwellings</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a high landscape sensitivity. The smaller fields to the north east of the site has a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the suitable part of the site is reliant on access being provided from the adjacent site, South of London Road, which includes the River Ver. If necessary infrastructure is required over the River Ver to enable development of this site to come forward, then the site would need to pass the sequential and exception test to merit site selection.</li> <li>There are no identified ecological constraints associated with this site.</li> </ul>

				Deve	lopmen	t of this	site in i	solation	n would	unlikely	v result i	n enhar	licemen	ts to	
					Development of this site in isolation would unlikely result in enhancements to the public transport network at Markyate, but is well located near to existing										
				services.											
Public Transport				Site is within walking distance to the local bus services. The 46 serves both											
				Luton and Hemel and the 34 serves St Albans and Dunstable.											
				Development of this site in isolation is unlikely to deliver public transport											
				enhancements for the local and wider area.											
Access				Direct access to site would be provided from Pickford Road although this would											
				likely require development of land in the Chilterns AONB. Secondary access											
					could be provided from the adjacent site (114, London Road).										
Water and Wastewater				Water – There is sufficient water supply in the region, however reinforcements											
				to the network, including possible new pumping stations may be required.											
				Wastewater - No infrastructure concerns as a result of development of this site.											
Other Utilities					No major power lines/pylons or gas pipelines traverse the site. No significant										
				issues have been identified with respect to gas or electricity provision for the site, although some reinforcements or enhancements to these networks may											
				be required to accommodate growth.											
Environmental Health				The site is underlain by a Principal Aquifer associated with the Holywell Nodular											
				Chalk Formation and New Pit Chalk Formation.											
Minerals Consultation Area				Site is not located in a Mineral Safeguarding Area.											
	Sustainability Appraisal														
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			a			incy	nen		bein	ation	esio			t	
SA1 Biodiversity	L	isk	SA4 Climate change	lity	10	ficie	ronr	ape	well	loca	coh	ВЦ	μ	SA15 Employment	
live	SA2 Water	SA3 Flood risk	te cl	SA5 Air quality	SA6 Soils	ie ef	envi	SA9 Landscape	, pui	able	nity	SA13 Housing	SA14 Economy	yolo	
Bioc	42 V	5 Flo	ima	Air	SA6	ourc	oric e	Lan	lth a	aina	nmu	L3 H	4 Ec	Emp	
SA1	S	SA3	4 Cl	SA5	0,	Res	listo	SA9	Hea	Sust	Con	SA1	SA1	A15	
0,			SA			SA7 Resource efficiency	SA8 Historic environment		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			S/	
						0,	S		S/	S/	S/				
x	-	?	?	?	x	-	?	x	х 🗸	~	~	4	*	~	
Officer recommendation for the new Local Plan: Site is not proposed as an allocation.															
The site performs well on a number of criteria, but there are a number of different constraints which do impact															
its development potential. The majority of the land is located in the AONB, which the NPPF attaches the															
-	highest status of protection. A small portion of the site is located outside of the AONB (but still within its							1							
setting	setting) and adjoins the built up area of Markyate. Access to the site is also an issue. As officers are not														
recommending any development within the AONB, access is unlikely to be provided from Pickford Road, to the															

recommending any development within the AONB, access is unlikely to be provided from Pickford Road, to the west of the site. It is highly unlikely that safe access could be provided from the established residential area to the north east, however a technical solution may be possible. The most credible point of access would be from the adjacent site 114 – London Road, which is also promoted for allocation in the new Local Plan, and requires a new single span bridge over the River Ver to be delivered in order to enable development. Sequentially, this site is unlikely to come forward for development in isolation and officers therefore consider that there are more suitable sites capable of delivering the strategy of the Local Plan.

Site Number: 114	Site Name: London Road
Appendix B Site Boundary Other shortlisted sites Location of new bridge Constrained land	
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Description:	Parcel of agricultural land which adjoins the south eastern corner of the settlement of Markyate, bounded by agricultural land to the east and south, and by the London Road and A5183 to the north. The River Ver crosses through the northern portion of the site.
Capacity of site (from Site Assessment Study)	131 dwellings
Potential for new Public/Community Facilities	The site is of a scale that could deliver additional community facilities for Markyate, including a new primary school to meet existing and future needs, however it would impact upon the amount of housing that the site could deliver. Engagement to date has demonstrated the ability for the site to deliver a parkland setting around the River Ver to serve existing and future residents of Markyate.
Landscape	The overall site is considered to have a low-moderate landscape sensitivity. The site forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel MY-A3) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.
Flooding	The site includes the River Ver (Flood Zone 2 and 3). While residential development can be sequentially located away from areas of higher flood risk within the site, necessary infrastructure in the form of a single-span bridge is needed to enable development. The allocation of the site therefore needs to satisfy the sequential and exception test to site selection.
Ecology	There are no identified ecological constraints associated with this site.

Histor	ic Enviro	onment					ed built	heritage	e or arch	aeologi	cal cons	traints a	associate	ed	
					this site								<u> </u>		
Highw	ays Imp	act										traffic t			
						ak hour	s, which	would	have a li	mited ir	npact u	pon the	local ro	ad	
				netw											
Public	Transpo	ort				-		e to the	frequen	it 34 and	d 46 ser	vices to	Luton To	own	
				Centre and Dunstable. Site is also within walking distance to local, yet infrequent hus services such as											
				Site is also within walking distance to local, yet infrequent bus services such as											
				the 34 to St Albans, 46 to Hemel Hempstead, the 807 to Harpenden and the 846											
				to Markyate.											
				Development of this site in isolation is unlikely to delivery public transport											
				enhancements for the local and wider area.											
Access	5											ersey Cl			
												cross th		Ver.	
					-	-						o the ea			
							sion of a	a new br	idge in t	this loca	ition col	uld impa	ict upon	the	
					ity of th		• • • • • •						<b>c</b>		
water	and Wa	astewat	er							-		ver rein		ents to	
										-		be requi		a:ta	
Other				Wastewater - No infrastructure concerns as a result of development of this site.											
Other	Utilities	•			No major power lines/pylons or gas pipelines traverse the site. No significant issues have been identified with respect to gas or electricity										
					-						-			2050	
				1					modate			anceme		lese	
Enviro	nmenta	l Hooltk				-	-			-		ohwoll	Nodular	Chalk	
EIIVIIO	minenta	пеан	9	Site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk											
				Formation and New Pit Chalk Formation.											
				A vehicle repair and servicing centre is located to the north of the site and may be a source of contamination. As any development of the site is likely to be to the											
				a source of contamination. As any development of the site is likely to be to the south of the River Ver, this is unlikely to be an issue											
				south of the River Ver, this is unlikely to be an issue. The A5183 may be a source of noise pollution.											
Miner	als Cons	ultation	n Area	The A5183 may be a source of noise pollution.         Site is not located in a Mineral Safeguarding Area.											
						Sustaina									
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sity		isk	lang	lity		ficie	uuo.	ədu	vellk	loca	cohe	Вu	м	nen	
iver	/ate	od n	ie ch	dua	soils	e ef	invii	dsca	v pu	ble	ity	isuc	ouo	loyr	
Biod	SA2 Water	SA3 Flood risk	imat	SA5 Air quality	SA6 Soils	ourc	ric 6	Lan	th a	aina	mur	SA13 Housing	SA14 Economy	Emp	
SA1 Biodiversity	S¢	SA3	SA4 Climate change	SA5	Š	SA7 Resource efficiency	SA8 Historic environment	SA9 Landscape	SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion	SA1	SA1	SA15 Employment	
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Office	r recom	mendat	ion for n	new Loc	al Plan:	Site is r	propose	d for an	allocatio	on of ar	ound 15	0 dwelli	ings with	1	
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public open space, subject to masterplanning

The site performs well on a number of criteria, with the majority of identified constraints likely to be mitigated through new development. Part of the site includes the River Ver, which traverse the site and gives rise to a higher risk of flooding on part of the site. Access would also be required to cross the River in order to enable development of the site. Officers have considered the sequential test for flood risk and consider that any new residential development can avoid areas of higher flood risk through effectively policy wording.

*Exception Test to flood risk*: The requirement for a single-span bridge means that the site would need to pass the exception test to site selection. Officers consider that there are no other suitable and available sites in Markyate which are at lower risk of flooding. The adjacent site 105 – Cotton Spring Farm is expected to also require access

from this site in order to unlock development. Engagement with the Environment Agency has identified the most suitable crossing point over the river, minimises the risk for flooding.

Having regard to the outputs of evidence prepared to date, including the sustainability appraisal, officers consider that the allocation of the site will deliver wider sustainability benefits for both Markyate and the borough as a whole, including substantial new public open space, much needed housing (including affordable housing) and biodiversity gains outweigh the flood risk associated with this site. The level 2 SFRA identifies a number of recommendations which can be captured through a site specific policy requirement and will ensure that development will be safe for its lifetime. Having regard to this, officers consider that the exception test is passed in this instance and recommend the site is allocated to meet the strategy of the Local Plan.

## Tring

Site Number: 122	Site Name: Dunsley Farm
Site Number: 122	Site Name: Dunsley Farm
© Crown copyright and database rights 2020	DS 100018935
Description:	Predominantly agricultural land, with some farm buildings and small-scale commercial development, bounded to the north and west by formal sports facilities, a large convenience supermarket, Tring Park and the wider built-up area of Tring. Site is bounded to the east by further sports facilities and the grounds of Pendley Manor, and to the south by the A4251 and A41.
Capacity of site (from Site	287 dwellings
Assessment Study)	
Potential for new	The site is of a scale that could deliver additional community facilities for Tring,
Public/Community Facilities	including a new local centre and primary school. Site is of a sufficient scale that could provide a secondary school, however this would reduce the ability of the
	site to deliver housing and would likely require some or all of the land
	designated a Local Wildlife Site. The site is also expected to deliver
	employment land to meet local and wider borough needs.
Landscape	The overall site is considered to have a moderate landscape sensitivity. The site
	forms part of the setting of the AONB.
Green Belt Evaluation	The Stage 2 Green Belt Study identifies the site forms part of a larger parcel
	(Parcel TR-A5) which is considered to make a moderate contribution to the
	purposes of the Green Belt. The site broadly corresponds with Parcel TR-A5 so its contribution to the purposes of the Green Belt is unchanged.
Flooding	The site is wholly in Flood Zone 1. Site is at a higher risk of surface water
	flooding. Any risks are likely to be mitigated through more detailed analysis at
	the planning application stage.
Ecology	The majority of the eastern part of the site consists of a designated Local
	Mildlife Cite. Example an example is a sealed to fully used example is the constitution

Wildlife Site. Further work is needed to fully understand the particular characteristics of this designation, which is given for its meadow value and species that grow there. In the absence of detailed survey work at this stage, it

is considered that this part of the site is not suitable for development, but o											could			
				be used for biodiversity enhancements and retained as open space.										
Histor	ic Envir	onment	,	_						d Park a				
1113101		onnend						-		separat				
					ervatior		cheuge			Separat	cs the s		1 11118	
				There are a number of areas of archaeological significance in the vicinity of the										
				site and it is likely that an archaeological evaluation would be required early in										
				the planning process.										
Highw	ays Imp	act		Development is likely to have an impact on the local road network at peak										
				periods, including the London Road, Cow Lane and Station Road. Development										
				of the whole parcel could provide for some enhancements to existing junctions										
				in the area, including the Cow Lane junction with Station Road. The site could										
				also make a positive contribution to new/enhanced sustainable transport										
				connections with the existing town and to Tring Station.										
Public	Transp	ort		Site i	s in wall	king dist	tance w	ith a rar	nge of fr	equent	bus ser	vices, in	cluding	the
									•	y, Watfo				
										owards	public t	ranspor	t	
					ncemen									
Access	5				-					ad. Acce				
										was sui			-	
water	and Wa	astewa	er				-		-	are likely		required	to ensi	ure
Othor	Utilitie			sufficient capacity is available ahead of development.										
Other	ounties	5		No major power lines/pylons or gas pipelines traverse the site.										
				No significant issues have been identified with respect to gas or electricity										
				provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth										
Enviro	nmenta	al Healt	h	networks may be required to accommodate growth. The site is underlain by a Principal Aquifer associated with the Holywell Nodular										
													,	
				Chalk Formation and New Pit Chalk Formation. Site in proximity to the A41 which could give rise to noise quality issues. Any										
				effects are likely to be mitigated through an appropriate buffer if required.										
Miner	als Con	sultatio	n Area	Site is not located in a Mineral Safeguarding Area.										
	I	1			ç	Sustaina	ability A	ppraisa	l	1		1	1	
							t (		50	s	۲			
			ę			SA7 Resource efficiency	SA8 Historic environment		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			Ţ
sity	<u> </u>	isk	าลทธ	lity		ficie	ronr	ape	velll	loca	coh	ng	Ъ	men
live	Vate	oq	te cl	dna	Soils	ce ef	envi	dsca	, pui	able	nity	onsi	ouo	yolo
SA1 Biodiversity	SA2 Water	SA3 Flood risk	SA4 Climate change	SA5 Air quality	SA6 Soils	ourc	oric e	SA9 Landscape	lth a	aina	Inwu	SA13 Housing	SA14 Economy	SA15 Employment
SA1	S	SA3	4 Cl	SA5	0	Res	listc	SA9	Heal	Sust	Com	SA1	SA1.	A15
07			SA			SA7	48 F		101	113	12 (			S
						5,	ŝ		SF	S£	SA			
Х	?	?	~	√	х	-	?	x	<b>√</b> X	✓	√	1	√	✓
			tion for											
			ares of r											
The site performs well against a number of identified constraints, including its relationship with the existing town centre and proximity to the A41. The site is within the setting of the Chilterns AONB, although the impact														
		•						-	-				-	•
	•		-	is likely to be less when compared to alternatives. In addition to this, the eastern signated a Local Wildlife Site. Officers are currently considering the merits of the										
•			•	signated a Local Wildlife Site. Officers are currently considering the merits of the it contains priority habitats and species, and are currently taking a cautious view.										

Local Wildlife Site, including if it contains priority habitats and species, and are currently taking a cautious view that this land should not be developed on. Depending on the outputs of detailed survey work of this site, this situation will be reviewed prior to the plan being finalised.

Any development would need to respect heritage assets in the area, and officers believe that can be adequately mitigated. The site's location adjacent to the junction with the A41 is also a benefit in terms of reducing impacts on the local road network, when compared to alternatives in the area, and is reasonably well positioned relative to the existing town centre and to the train station.

The identified constraints need to be balanced against the site's potential to deliver important new infrastructure for the town, namely in respect to education provision and new employment land to serve local needs. Having regard to this and alternative sites, officers recommend that the site is allocated to meet the strategy of the new Local Plan.

	Site Name: Land East of Tring
Appendix B Site Boundary Other shortlisted sites	Buboure of the service of the servic
© Crown copyright and database rights 2020	OS 100018935
Description:	Site predominantly consists of agricultural land and is bounded to the west by
Capacity of site (from Site	<ul> <li>the existing built up area of Tring and agricultural land (Site 132 – New Mill), to the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> </ul>
Capacity of site (from Site Assessment Study)	the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is
Assessment Study) Potential for new	<ul> <li>the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> <li>Site of this scale has significant potential to deliver large scale community</li> </ul>
Assessment Study)	<ul> <li>the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> </ul>
Assessment Study) Potential for new	<ul> <li>the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> <li>Site of this scale has significant potential to deliver large scale community services ranging from multiple local/neighbourhood centres that incorporate primary schools, a new secondary school, and sports and leisure facilities. Engagement to date has identified the potential to deliver a large area of open space along the northern boundary of the site, as well as additional open space to be woven into new communities.</li> <li>Development of this scale is likely to provide additional services such as GP's and retail units to serve existing and future communities.</li> <li>The overall site is considered to have a moderate-high landscape sensitivity.</li> </ul>
Assessment Study) Potential for new Public/Community Facilities	<ul> <li>the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> <li>Site of this scale has significant potential to deliver large scale community services ranging from multiple local/neighbourhood centres that incorporate primary schools, a new secondary school, and sports and leisure facilities. Engagement to date has identified the potential to deliver a large area of open space along the northern boundary of the site, as well as additional open space to be woven into new communities.</li> <li>Development of this scale is likely to provide additional services such as GP's and retail units to serve existing and future communities.</li> <li>The overall site is considered to have a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of two larger parcel (Parcel TR-A2 and TR-A3) which are considered to make a strong contribution to the purposes of the Green Belt. The site broadly corresponds with the extent of these parcels and includes the land furthest from the settlement. It is therefore</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>the south by Station Road and the grounds of Pendley Manor, to the east by the Grand Union Canal and to the north by the B488/Bulbourne Road. The site is bisected by Marshcroft Lane (Roman Road).</li> <li>2,084 dwellings</li> <li>Site of this scale has significant potential to deliver large scale community services ranging from multiple local/neighbourhood centres that incorporate primary schools, a new secondary school, and sports and leisure facilities. Engagement to date has identified the potential to deliver a large area of open space along the northern boundary of the site, as well as additional open space to be woven into new communities.</li> <li>Development of this scale is likely to provide additional services such as GP's and retail units to serve existing and future communities.</li> <li>The overall site is considered to have a moderate-high landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of two larger parcel (Parcel TR-A2 and TR-A3) which are considered to make a strong contribution to the purposes of the Green Belt. The site broadly corresponds with the extent of</li> </ul>

					de	vel	opment	would	need to	o ensure	<mark>that th</mark>	ese are	as are p	rotecte	d and w	here
					рс	ssi	ble enha	anced.	Large s	cale dev	velopme	ent coul	d give ri	se to po	ossible	
					ad	ver	se effe	ts on o	ther im	portant	designa	ited site	s in the	area (C	hiltern	
					Be	ecł	nwood S	SAC, Tri	ng Rese	rvoirs S	SSI). Su	itable A	lternativ	ve Natu	ral	
					Gr	eer	nspace (	SANG)	<mark>may ne</mark>	ed to be	e require	ed to of	fset sucł	n effect	s.	
Histor	ic Envir	onment	:		Th	e p	lot is bi	sected	by Mars	hcroft L	ane (Ro	man Ro	ad) whi	ch cross	ses the o	canal
					or	a (	Grade II	listed b	oridge. <sup>-</sup>	There a	re a nun	nber of	Grade II	listed b	uilding	5
					su	rro	unding	the site	. The si	te also l	ies with	lin an ar	ea of ar	chaeolo	gical	
						·	icance.									
Highw	ays Imp	oact			Development is likely to have an impact on the local road network at peak periods, including Station Road, Bulbourne Road and routes through to the A41											
					periods, including Station Road, Bulbourne Road and routes through to the A41											
					junction, including Cow Lane and London Road. Development of the whole											
					parcel could provide a new link road through the site linking Station Road and											
					Bulbourne Road and this would likely alleviate pressures on some routes such											
					as Brook Street.											
Public	Transp	ort							-							
					Site is within walking distance to the frequent local bus services to Tring, as well as the 61 and 164 services to Aylesbury with a frequency of every 30minutes to											
					1 hour. Site is also within walking distance to the less frequent bus services to											
					Dunstable, Ivinghoe and Pitstone.											
					Site is in reasonable distance to Tring train station.											
						Development of this site could contribute towards significant public transport										
						enhancements in the area, including the delivery of dedicated new bus services.										
Access	5					Existing access is available from Bulbourne Road and access is likely to be										
					provided onto Station Road. Marshcroft Lane is not suitable for vehicular											
					access. Further linkages could be provided through the adjacent Site 132 – New											
					Mill.											
Water	and Wa	astewat	ter		Water/Wastewater – Significant upgrades are likely to be required to ensure											
					sufficient capacity is available ahead of development. No major power lines/pylons or gas pipelines traverse the site.											
Other	Utilitie	5								-						
													pect to g			
										•			its or en	inancen	ients to	these
<b>F</b> actoria		11114				networks may be required to accommodate growth. The site is underlain by a Principal Aquifer associated with the West Melbury										
Enviro	nmenta	а неат	n											the we	st ivieib	ury
						Marly Chalk Formation and Zig Zag Chalk Formation.										
Ndinow						Development may impact local air quality, and will need mitigation. Site is not located in a Mineral Safeguarding Area.										
winer	als Con	sultatio	n Ar	ea	SI	:e 19						g Area.				
				- T		_	2	ustaina	ability A	ppraisa						1
								S	ent		SA10 Health and wellbeing	ions	SA12 Community cohesion			
ity		~	SAA Climata changa	201	2			SA7 Resource efficiency	SA8 Historic environment	e	ellbé	SA11 Sustainable locations	ohe:	50	2	SA15 Employment
SA1 Biodiversity	ter	SA3 Flood risk	c ha	2	SA5 Air quality		ils	effic	viro	SA9 Landscape	ų č	le lo	ty co	SA13 Housing	SA14 Economy	ш.Х
vibo	SA2 Water	000	ate	ard	ir au		SA6 Soils	rce	cen	spue	and	ldbr	unit	Hot	Ecor	uplo
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Office	r Recon	nmenda	tion	for	New	/ Lo	cal Plar	n: Site i	s propo	sed for	an alloc	ation of	around	1,400 (	dwelling	s, a
									• •				ol educa		-	-
	etween	-		-												
The sit	e perfo	rms we	ll aga	ainst	t a n	um	ber of io	dentifie	d criteri	a, inclu	ding in p	particula	ar the sit	te's rela	tionship	o to
	•		-										ves rise			
landsc	ape sen	sitivitie	s. O	ffice	ers co	ons	ider tha	t these	impacts	s can be	mitigat	ed thro	ugh the	deliver	y of a ne	ew
											~		-			

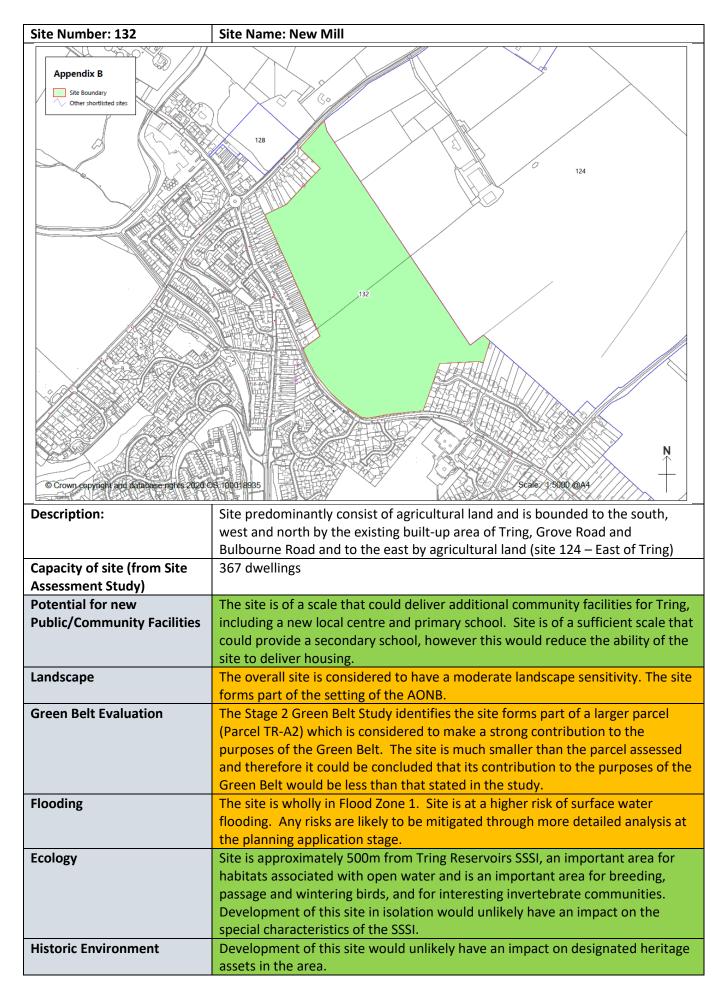
landscape structure across the site, and the delivery of a linear park parallel to the Grand Union Canal should deliver additional screening as well as sufficient Suitable Alternative Natural Greenspace to offset recreational impacts on the Chiltern Beechwoods SAC.

The site has the potential to deliver significant new social and community infrastructure to benefit both new and existing communities, when compared to some alternative sites. These include a new community hub, formal and informal recreation space, a primary and secondary school, a new link road between Bulbourne Road and Station Road, and high quality sustainable transport links to the town centre and to the train station. On this basis, officers recommend that the site

Spatially, the site's relationship with the adjacent site New Mill is critical to ensuring the sustainable movement of people through the settlement and it is important that this opportunity is maximised to ensure the Tring place strategy is delivered.

Site Number: 128	Site Name: Land South of Gamnel Farm, Bulbourne Road
Appendix B Site Boundary Other shortlisted sites	28 129 129 120 120 120 120 120 120 120 120 120 120
Description:	Site predominantly consists of agricultural land and bounded to the south by the Bulbourne Road and the built-up area of Tring, and to the north by agricultural land. The sewage treatment works lies just beyond the extended
Canacity of site (from Site	parcel of land to the north west.
Capacity of site (from Site Assessment Study)	
Capacity of site (from Site Assessment Study) Potential for new	parcel of land to the north west.
Assessment Study)	parcel of land to the north west. 39 dwellings.
Assessment Study) Potential for new	parcel of land to the north west.39 dwellings.Site is of a scale that is unlikely to deliver significant new community services
Assessment Study) Potential for new Public/Community Facilities	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> </ul>
Assessment Study) Potential for new Public/Community Facilities	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is wholly in Flood Zone 1. Site is at a higher risk of groundwater</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt. The site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt. The site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt. The site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> <li>Site is approximately 350m from Tring Reservoirs SSSI, an important area for</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is wholly in Flood Zone 1. Site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> <li>Site is approximately 350m from Tring Reservoirs SSSI, an important area for habitats associated with open water and is an important area for breeding,</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt. The site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> <li>Site is approximately 350m from Tring Reservoirs SSSI, an important area for</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is wholly in Flood Zone 1. Site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> <li>Site is approximately 350m from Tring Reservoirs SSSI, an important area for habitats associated with open water and is an important area for breeding, passage and wintering birds, and for interesting invertebrate communities.</li> </ul>
Assessment Study) Potential for new Public/Community Facilities Landscape Green Belt Evaluation Flooding	<ul> <li>parcel of land to the north west.</li> <li>39 dwellings.</li> <li>Site is of a scale that is unlikely to deliver significant new community services and facilities directly, although it can provide public open space.</li> <li>The overall site is considered to have a moderate landscape sensitivity. The site forms part of the setting of the AONB.</li> <li>The Stage 2 Green Belt Study identifies the site forms part of a larger parcel (Parcel TR-A1) which is considered to make a strong contribution to the purposes of the Green Belt. The site is much smaller than the parcel assessed and therefore it could be concluded that its contribution to the purposes of the Green Belt would be less than that stated in the study.</li> <li>The site is wholly in Flood Zone 1. Site is at a higher risk of groundwater flooding. Any risks are likely to be mitigated through more detailed analysis at the planning application stage.</li> <li>Site is approximately 350m from Tring Reservoirs SSSI, an important area for habitats associated with open water and is an important area for breeding, passage and wintering birds, and for interesting invertebrate communities. Development of this site in isolation would unlikely have an impact on the</li> </ul>

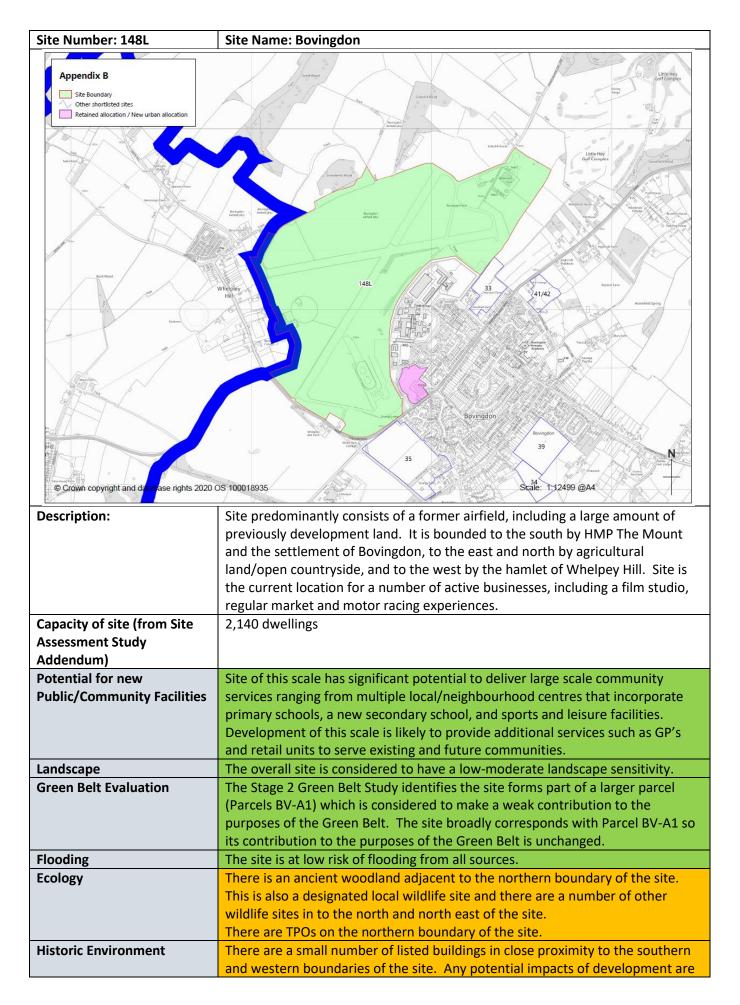
Highw	ays Imp	act							site wo rs, whicl							
					_				y when o							
Public	Transp	ort							<mark>g distan</mark> o		<u> </u>			U		
									ever, inf	requent	. Site is	distant	from fr	requent	bus ser	vices
								nd Ayle								
						Development of this site in isolation is unlikely to deliver enhancements to the public transport network in the area.										
					_											
Access	5					Site has existing access from Tringford Road, however this is considered										
						inadequate for the purposes of development of this site. Site is accessible to										
Matar	and M/		• • •		_	the local road network and to local facilities.										
water	and Wa	astewa	ter			Water/Wastewater – No infrastructure concerns as a result of development of										
Othor	Utilities				_	this site. No major power lines/pylons or gas pipelines traverse the site.										
other	ounties								have be	_					ectricity	,
							-									
						provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth										
Fnviro	nmenta	l Healt	h		_	networks may be required to accommodate growth. The site is underlain by a Principal Aquifer associated with the West Marly										
			••			The site is underlain by a Principal Aquifer associated with the West Marly Melbury Chalk Formation and Zig Zag Chalk Formation.										
						Melbury Chalk Formation and Zig Zag Chalk Formation. Heygates Grain is located approximately 50m south-west of the site, and may										
						Heygates Grain is located approximately 50m south-west of the site, and may be a potential source of contamination, however the risk of this is considered to										
						be a potential source of contamination, however the risk of this is considered to be low.										
Miner	als Cons	sultatio	n Ar	rea	S	ite i	s not lo	cated in	a Mine	ral Safe	guarding	g Area.				
						Site is not located in a Mineral Safeguarding Area. Sustainability Appraisal										
								~	nt		Вu	su	on			
>				ള്		_		SA7 Resource efficiency	ime		llbei	atio	hesi		_	t
SA1 Biodiversity	er	SA3 Flood risk		5A4 Climate change	<u>.</u>	yniaup nie cec	<u>s</u>	effici	viror	SA9 Landscape	wel		V CO	SA13 Housing	SA14 Economy	SA15 Employment
dive	SA2 Water	poo		ate (		n dr	SA6 Soils	e e	env	ndse	and	able	unit	noF	con	old
Bio	A2	3 FI	-			E O	SA6	sour	oric	9 La	alth	tain	Juni	13	14 E	Em
SA1	0,	SA		74 C	د د	AC		Ree	Hist	SAG	Неа	Sus	Cor	SA	SA	A15
				S.				SA7	SA8 Historic environment		SA10 Health and wellbeing	SA11 Sustainable locations	SA12 Community cohesion			0,
									<u>,</u>		S	S	S			
х	-	-	х	1	х	1	x	-	-	х	1	1	1	1	1	1
Office	r Recom	nmenda	ntior	n for	Ne	w Lo	ocal Pla	n: Site i	s not pr	oposed	as an al	location	า.			
-	erforms						-								-	
	views h								-				-			
	and can				-	-				-	-					erve
	existing a							-						-		
	ng needs			-		-					-	-	-	-		
	r housin	-						nsider t	hat the	re are m	ore suit	able sit	es elsev	vhere w	hich wil	l help
to deli	ver the	strateg	y of	the	Loca	al Pl	an.									



	Deve	lonmen	t is likel	v to hav	e an im	nact on	the loc	al road	network	at neal	c .			
Highways Impact									outes th					
			-						n Road.	-				
	-								ions in t		. in			
									nd Cow I					
			-						sustaina					
				e existin										
Public Transport	Site is within walking distance to a wide range of bus services to the local area and surrounding area. The more frequent services being to Tring, and													
	and s	urround	ding are	a. The n	nore fre	quent s	ervices	being to	o Tring,	and				
	Aylesbury.													
	Site is also distant to frequent bus services to other major settlements such as													
	Berkhamsted, Watford and Hemel Hempstead.													
	Development of this site could contribute towards public transport													
	enhancements in the local and wider area.													
Access		Existing access is available from Grove Road although the location of the access												
		may need to be revised to ensure it meets current highway safety standards.												
	Access is also likely to be made available onto Bulbourne Road. Further													
	linkages could be provided through the adjacent Site 124 – East of Tring.													
Water and Wastewater	Water / Wastewater - Significant upgrades are likely to be required to ensure													
	sufficient capacity is available ahead of development.													
Other Utilities	No major power lines/pylons or gas pipelines traverse the site.													
	No significant issues have been identified with respect to gas or electricity													
	provision for the site, although some reinforcements or enhancements to these networks may be required to accommodate growth.													
Environmental Health		Site is underlain by a Principal Aquifer with the West Melbury Marly Chalk												
	Torma	ation an	<b>Environmental Health</b> Site is underlain by a Principal Aquifer with the West Melbury Marly Chalk formation and Zig Zag chalk formation.											
Minerals Consultation Area			cated in	a Mine	ral Safe		g Area.							
Minerals Consultation Area			cated in		ral Safe	1								
			cated in Sustaina	<mark>a Mine</mark> ability A	ral Safe	1		sion						
	Site is		cated in Sustaina	<mark>a Mine</mark> ability A	ral Safeş ppraisa	1		ohesion	<u></u>	٨	lent			
	Site is	9	cated in Sustaina	<mark>a Mine</mark> ability A	ral Safeş ppraisa	1		ty cohesion	using	homy	oyment			
	Site is	Soils	cated in Sustaina	a Mine ability A tuanu euviron euviron	ral Safe ppraisa adessp	and wellbeing	able locations	unity cohesion	Housing	Economy	nployment			
	Site is	9	cated in Sustaina	a Mine ability A tuanu euviron euviron	ral Safe ppraisa adessp	and wellbeing	able locations	ommunity cohesion		A14 Economy				
	Site is	Soils	cated in Sustaina	a Mine ability A tuanu euviron euviron	ral Safeş ppraisa	and wellbeing	able locations	2 Community cohesion	SA13 Housing	SA14 Economy	SA15 Employment			
diversity Water ood risk	Site is	Soils	cated in Sustaina	<mark>a Mine</mark> ability A	ral Safe ppraisa adessp	1		SA12 Community cohesion		SA14 Economy				
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delivering safe routes for people to walk and cycle to the town centre, key areas of employment, the train station and the new community hub on adjacent land. Having regard to this, officers recommend the site is allocated to meet the strategy of the new Local Plan. Spatially, the site's relationship with the adjacent site East of Tring is critical to ensuring the sustainable movement of people through the settlement and it is important that this opportunity is maximised to ensure the Tring place strategy is delivered.

## **New Settlement Options**



											<u> </u>				
					likely to be mitigated through masterplanning and careful design. The site is relatively distant from Bovingdon Conservation Area.										
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												-	d War II		
								-	e value.	I NIS W	ouid ne	ed to be	explore	a in	
History					nce of a				waat av	+					
Highw	ays Imp	Dact											cat peak	¢.	
					ds, inclu									od ac	
				enhancements to the local and wider road network would likely be required as a result of development of this site.											
Public	Transp	ort		Site is within a reasonable distance to hourly bus services of the 105 to											
rubiic	mansp	on													
				Uxbridge/Amersham and the 105 service to Hemel Hempstead.											
					Development of this site could deliver new/enhanced public transport										
				connections with the wider area, although such enhancements will likely depend on additional opportunities for growth along these corridors.											
Access	5												End Lar	າຍ.	
10005	-				-										
				_	Significant enhancements to existing access arrangements are likely to be required to accommodate a new settlement in this location										
Water	and W	astewa	ter		required to accommodate a new settlement in this location. Water/Wastewater – Significant upgrades would likely be required to ensure										
				Water/Wastewater – Significant upgrades would likely be required to ensure sufficient capacity is available ahead of development.											
Other	Utilitie	5			sufficient capacity is available ahead of development. No major power lines/pylons or gas pipelines traverse the site.										
				No significant issues have been identified with respect to gas or electricity											
				provi	provision for the site, although some reinforcements or enhancements to these										
					networks may be required to accommodate growth.										
Enviro	onmenta	al Healt	h	The s	ite is ur	nderlain	by a Pri	ncipal A	Aquifer a	associat	ed with	the Lew	ves Nod	ular	
				Chalk	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation.										
				An hi	storical	inert la	ndfill is	located	on-site.	Given	the exis	ting use	es on thi	s site,	
				there	An historical inert landfill is located on-site. Given the existing uses on this site, there is potential for ground contamination to exist which could impact upon										
					the development potential of the site.										
Miner	als Con	sultatio	n Area	Site is	Site is located within the Brick Clay Mineral Safeguarding Area.										
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sity		isk	SA4 Climate change	ity		ficie	uuo.	be	vellk	loca	coh	പര	м	SA15 Employmen	
iver	SA2 Water	od r	e ch	qual	SA6 Soils	e efi	invir	dsca	^ pu	ble	lity	SA13 Housing	ouc	loyr	
Biod	2	Floc	mat	Air (	46 S	nrce	rice	Lano	th a	aina	mur	3 HG	t Ecc	d m	
SA1 Biodiversity	SA	SA3 Flood risk	t Cli	SA5 Air quality	S	leso	istor	SA9 Landscape	lealt	usta	Imo	SA1	SA14 Economy	15 E	
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05			Allow fr												
				new Lo								<b>af t</b> he a st		flat	
				umber o											
-			-	rise to la											
				significant new landscape infrastructure to mitigate adverse effects. A major of a new settlement in this location would likely require a strategic solution to											
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would be expected to deliver significant new landscape infrastructure to mitigate adverse effects. A major urban expansion or delivery of a new settlement in this location would likely require a strategic solution to transport infrastructure in the area, given the site's distance from high order facilities, including key areas of work. It is recognised that any development would need to deliver new on-site infrastructure, such as a local centre, primary and secondary school provision, employment opportunities and public open space for example, in order to minimise the need to travel elsewhere. A key constraint at this stage is that the site currently serves a number of economic roles that are important to the local area. These include film production facilities, a wellestablished market and a number of smaller businesses. At present, the site is not promoted for redevelopment and there is no reasonable prospect that the site will be made available during the Local Plan period. For this reason, the site is not recommended for allocation in the new Local Plan.

Site Number: 155L	Site Name: Land near to Long Marston
Site Number: 155L	Site Name: Land near to Long Marston
© Crown copyright and database rights 2020	And Description of the second
Description:	Site predominantly consists of agricultural land in the open countryside. The site is bounded to the south by the village of Long Marston, and to the east, north and west by agricultural land. It also includes a number of residential dwellings, farm buildings and other rural enterprises.
Capacity of site (from Site Assessment Study Addendum)	3,481 dwellings
Potential for new	Site of this scale has significant potential to deliver large scale community
Public/Community Facilities	services ranging from multiple local/neighbourhood centres that incorporate
Public/Community Facilities	primary schools, a new secondary school, and sports and leisure facilities. Development of this scale is likely to provide additional services such as GP's and retail units to serve future communities.
Landscape	The overall site is considered to have a high landscape sensitivity, although there is potential for the sensitivity to be less in some localised parts. The site forms part of the setting of the AONB.
Green Belt Evaluation	Not applicable as the site is not located in the Green Belt.
Flooding	The site includes a substantial area of the River Thame flood plain (Flood Zone 2 and 3) which bisects the site from east to west. While residential development can be sequentially located away from areas of higher flood risk within the site, it is likely that necessary infrastructure in the form of new bridges are likely to be required as part of wider enhancements to the local road network, including to the A41. The allocation of the site therefore needs to satisfy the sequential and exception test to site selection.
Ecology	There are designated Local Wildlife Sites off Cheddington Lane and adjacent to the Cricket Ground, within the site. These would likely need to be retained and where possible enhanced alongside any development. There is likely to be significant biodiversity along the River Thame corridor.

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Histor	ic Envir	onment								-	ose prox				
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Public	Transp	ort			Site is remote from local bus services, however development of this site coul										
deliver new public transport connections with the wider area, although su												ich			
enhancements will likely depend on additional opportunities for growth a											long				
these corridors.															
Site is approximately 4-5km from Cheddington train station (Buckinghan											nghams	hire).			
Access	s										ngton La				
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Water	r and Wa	astewat	er					-		-	are likely		required	to ensu	ıre
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Other	Utilities	5			-			-	averse t						
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impact its development potential. A key constraint is in relation to flood risk, with large areas of the site located															

impact its development potential. A key constraint is in relation to flood risk, with large areas of the site located in Flood Zones 2 and 3. It is highly unlikely that development within this site, or in the vicinity of the site, would avoid areas of higher flood risk, particularly with respect to the delivery of essential infrastructure. In addition to this, the delivery of a new settlement in this location would have a significant adverse effect on the immediate and wider landscape, including view to and from the Chilterns AONB. At present, the site is not promoted for development and there is no reasonable prospect that the site will be made available during the Local Plan period. For this reason, as well as consideration of landscape and flood risk issues (including application of the sequential test), the site is not recommended for allocation in the new Local Plan.