



Centre for Sustainability at TRL Ltd

## **Dacorum Borough Council**

### Dacorum Site Allocations Development Plan Document Supplementary Issues and Options Paper

### Sustainability Appraisal & Strategic Environmental Assessment Working Note on Issues and Options

October 2008

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# 1 Introduction

## 1.1 Background

This Working Note sets out the results of the assessment of the Dacorum Borough Councils' (DBC) Supplementary Schedule of Site Appraisals (November 2008). This Working Note does not form part of the formal Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) reporting process. It has been produced to contribute to the plan making process, by providing independent assessment of the sites considered, with a view to guiding the production of the next stage of the development of the Site Allocations Development Plan Document (DPD). Sustainability appraisal is a decision aiding tool rather than a decision making one and the contents of this report should therefore be considered in this light.

This note follows on from the Working Note previously published in November 2006 alongside the Site Allocations DPD Issues and Options Report. The previous note provided an assessment of the general issues and options associated with the DPD as well as assessing the sites that were being considered. This note only looks at additional sites that have been identified since November 2006.

## 1.2 Site Allocations Supplementary Schedule of Site Appraisals

The Site Allocations DPD Supplementary Schedule of Site Appraisals comprises a summary of all additional (and amended) sites that have been considered through the initial 'Issues and Options' stage, up until 1st November 2008 and subsequent to earlier consultation on sites during November 2006/January 2007. The Schedule of Site Appraisals contains the findings of DBC's initial appraisal of all of the sites considered or proposed within the document.

## 1.3 Assessment Approach

In order to maintain consistency the approach taken to undertaking this assessment is the same as the methodology that was used in the previous round of site assessment (November 2006).

The assessment has reviewed DBC's sustainability conclusions reached for each of the proposed sites, and depending on whether DBC intends to take the site to the next stage or not, makes recommendations for certain sites that should not to be progressed to the next stage unless measures are taken to avoid adverse effects on key environmental criteria.

The Site Allocation Assessment Methodology was appraised in the previous Working Note (November 2006). As this methodology has not changed for this round of assessment an assessment of the methodology has not been repeated. The key environmental designations identified by DBC for the purposes of the assessment remain as:

- Chilterns Area of Outstanding Natural Beauty (AONB)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Semi-Natural Ancient Woodland (AW)
- Historic Park and Garden
- Scheduled Ancient Monument (SAM)
- Floodplain (only in relation to greenfield sites)

This assessment supports the Council's selection of the 'key' environmental designations. Proposed sites that are found to be in conflict with these designations would be 'sieved out' at this stage and would not proceed to the next stage unless appropriate mitigatory measures can be identified.

## 2 Assessment of Site Appraisal Sustainability Conclusions

The final element of this assessment involves an initial review of Dacorum Borough Council's 'Sustainability Conclusion' for each of the potential sites as set out in the *Supplementary Schedule of Site Appraisals*. A brief Sustainability Conclusion has been made for each site before recommending the next steps to be taken. To aid this initial assessment, each of the sites was plotted (using GIS) against the key environmental designations identified within Dacorum's Site Appraisal Proforma.

Sites were allocated into one of three categories; those that:

- avoid key environmental designations;
- lie within key environmental designations; and
- are adjacent/within close proximity of key environmental designations.

This information was cross-checked with the information provided in the *Supplementary Schedule of Site Appraisals*. Comments were made relating to three factors:

- whether the assessment agreed with the Sustainability Conclusion provided by the council;
- reasons why the assessment does not agree with DBC's appraisal of the site, or elements that should be considered at the next stage; and
- an indication of whether the assessment recommends that the site should be taken forward to the next stage.

The full assessment of the DBC's Sustainability Conclusions can be found in Appendix A. This initial assessment found broad agreement with the Sustainability Conclusions put forward by DBC.

Of the 173 sites proposed, the initial sustainability appraisal identified a number of conflicts relating to key environmental designations. While some of these had been identified in the Schedule of Site Appraisals, others had not.

In the cases where sites that have been recommended by DBC to be taken forward to the next stage, but this assessment has identified conflicts with key designations, recommendations have been made as to whether these sites should or should not be taken forward to the next stage. Where a designation conflicts with only a small area of a proposed site, the site may still be considered at the next stage with the intention of avoiding conflict with, or damage to, the designation.

These sites and recommendations are outlined in Table 1.

**Table 1: Initial Assessment of Site Appraisals – Identified Conflicts**

Site Reference	Site Name	Comments	Take forward to next Stage?
H/h48a	Land at Gadebridge North (Boxted Farm)	Loss of greenfield site in Green Belt Topography of site could affect pedestrian / cycle accessibility Part of site in ancient woodland	Yes. However new development should avoid the area of Ancient Woodland.

<b>Site Reference</b>	<b>Site Name</b>	<b>Comments</b>	<b>Take forward to next Stage?</b>
H/h92	Boxmoor House School, Box Lane	Distance from a range of other local services and facilities Site contains a Scheduled Ancient Monument	Yes. However the presence of the SAM should act as a constraint to how the site is developed.
T/h15	Land north of Icknield Way/ south of Grand Union Canal	Greenfield site within the Green Belt Part of site in AONB	Yes. However development should not extend into the AONB. Consider modification of site boundary before taking to next stage.
ALD16	Land at Tom's Hill	Part of site in AW, AONB, SAC and SSSI	This site already has planning permission.  Adverse effects on the key designations needs to be avoided.
ASH4	Garage at Hudnall Corner	Site in Rural Area and next to an area of Archaeological significance Site in AONB	This site already has planning permission.  This redevelopment of a brownfield site is likely to have less impact than if it were on a greenfield site.
STA2	Crown Estate Land east of Hemel Hempstead	Loss of greenfield site in Green belt Site envelops AW	Yes. However new development should avoid the area of Ancient Woodland.
WA55	Bradden Meadow, Jockey End, Gaddesdan Row	Greenfield site in rural area Site is in AONB	This site already has planning permission.  This redevelopment of a brownfield site is likely to have less impact than if it were on a greenfield site.
Be/o5	Edgeworth House, High Street	Approx. 15% of site in flood zone 2 and 3	Yes. However development should avoid area within flood zones or impacting on the flood zones.
H/h89	Land adj. Red Lion PH, Nash Mills Lane	Loss of greenfield site in Green Belt Approx. 20% of site in flood zones 2 and 3	Yes. However development should avoid area within flood zones or impacting on the flood zones.
H/L7	Sappi (Site B), Belswain Lane	Approx. 50% in flood zones 2 and 3	Yes. However development should avoid area within flood zones or impacting on the flood zones.
O/h17	Land at Marston Place, Chapel Lane, Long Marston	Area has limited infrastructure to support new housing development Almost the entire site is in flood zones 2 and 3	No. Unless use is changed to one compatible with development in a flood zone.

Site Reference	Site Name	Comments	Take forward to next Stage?
KL48	Open land surrounding Red Lion PH, Nash Mills Lane	Site located within the Green Belt Approx. 10% of site in flood zone 2	Yes. However development should avoid area within flood zone or impacting on the flood zones.
TW25	Marston Court, Long Marston	Site within the Tring Reservoirs Landscape Character Area, within a wildlife site and an area of archaeological significance. Adjacent to an area of open space, conservation area and a public right of way passes through site Approx. 5% of site in flood zone 2 and 3	Yes. However development should avoid area within flood zones or impacting on the flood zones.
WA51	London Road, Markyate	Greenfield site within the Green Belt Approx. 5% of site in flood zone 2 and 3	Yes. However development should avoid area within flood zones or impacting on the flood zones.
D26	Land adj to Bourne End Mills	Site lies in flood zone 2 and 3	No.

In addition to the sites identified in Table 1, the Schedule of Site Appraisals recommends that several sites should not to be progressed to the next stage. These sites are listed in Table 2. This assessment agrees with these recommendations where they pertain to the key environmental designations. However, this assessment has not considered if there exists any additional reasons why these sites should not proceed.

**Table 2: Sites recommended not to be progressed to next stage (DBC)**

Site Reference	Site Name	Comments
Be/c3	Water Lane/High Street	A police enquiry office would not be appropriate at this location. Close to AONB
Be/h11	Land north east of Admiral Way/Tortoiseshell Way	Loss of valuable local amenity green and town has overall deficiency of open space
Be/h15	Land at Darfield, Shootersway/ Darrs Lane	Greenfield site in Green Belt Impact on character of AONB Poorly located in terms of access to public transport and to local facilities and services
Be/h17	Land rear of Shootersway	Greenfield site in Green Belt Impact on character of AONB Poorly located in terms of access to public transport and to local facilities and services Entire site in AONB
Be/o1	St Mary's Church grounds	Part of site in floodzone 2 and 3
Be/o2	Bridle Way	Site is too small to warrant designation as open space
Be/o3	Victoria Junior School	Site is too small to warrant designation as open space
Be/o4	St Peter's Church	Site is too small to warrant designation as open space

	grounds	space
Be/o6	Swing Gate Junior School	Site is too small to warrant designation as open space
Bov/h10	Land at Bovington Airfield	Predominantly greenfield site within the Green Belt Village had reached capacity and already suffers from severe traffic congestion
Bov/h5a	Land off Shantock Lane	Greenfield site within the Green Belt Site would represent an isolated and unsustainable location for housing
Bov/o1	Old Dean	Site is too small to warrant designation as open space
Bov/o2	Lancaster Drive	Site is too small to warrant designation as open space
H/h76, Hr5, H/tcb1	Former Texaco petrol filling station	Flood risk would need to be carefully assessed Part of site in floodzones 2 and 3
H/h77	Land south of Link Road, Gadebridge	Loss of greenfield site in Green Belt Part of site in floodzones 2 and 3
H/h83	Two Waters East	Loss of greenfield site Land falls within the flood zone
H/h91	Land adj. Highfield House, Jupiter Drive	Trees are also protected by a Tree Preservation Order
H/o11	Woodland belt off Tewin Road	Site is too small to warrant designation as open space
H/o13	Datchet Close	Site is too small to warrant designation as open space
H/o14	Adjoining Howe Grove	Site is too small to warrant designation as open space
H/o2	Woodland between Hawthorn Lane and Martindale Rd	Site is too small to warrant designation as open space
H/o3	Warners End Wood	Site is too small to warrant designation as open space
H/o4	Trouvere Park	Site is too small to warrant designation as open space
H/o5	Brickmakers Lane Allotments	Site is too small to warrant designation as open space
H/o6	Dell at The Crofts	Site is too small to warrant designation as open space
H/o7	Longdeans School and Woodfield School	Site is too small to warrant designation as open space
H/o9	Martindale School	Site is too small to warrant designation as open space
KL/c2	Rectory Farm, Rectory Lane	Site lies in Green Belt Part of site in floodzones 2 and 3
KL/h10	Land East of Watford Road	Greenfield site in Green Belt Site lies within a Schedule Ancient Monument Part of site in floodzones 2 and 3
KL/h11	Land adjacent to 119 Hempstead Road	Loss of the Green Belt At a distance from local facilities and services
KL/h12	Land at Rucklers Lane	Greenfield site in Green Belt Poorly located in terms of access to public transport and to local facilities and services
KL/h6	Garages rear of Waterside	Potential loss of garaging serving local properties
KL/h7	Scout Hall, Rear of Great Park	Site will lead to the loss of a community use
KL/h8	Land North-East of A41 Bypass	Greenfield site within the Green Belt Remote from local facilities and services

KL/h9	Land South-West of A41 Bypass	Greenfield site within the Green Belt Remote from local facilities and services Part of site adjacent to ancient woodlands
O/h11	Land at The Orchard, Little Heath Farm, Potten End	Greenfield site located in the Green Belt Poorly served by public transport
O/h16	Land at Astrope Lane, Long Marston	Area has limited infrastructure to support new housing development Entire site in floodzone 2 and part in floodzone 3
O/h21	Land west of Woodcroft Farm, Water End Road, Potten End	Loss of the Green Belt Isolated and unsustainable site, remote from services and facilities
O/h22	Land off Potten End Hill, Potten End	Loss of the Green Belt Isolated and unsustainable site, remote from services and facilities
O/h23	Land south of the A41 Bypass, Wigginton	Isolated and unsustainable site Impact on AONB Loss of the Green Belt
O/h24	Land north of Wigginton	Loss of the Green Belt Entire site is in AONB
O/h25	Land at James Farm, Wilston	Isolated greenfield site in Rural Area Immediately adjacent to the AONB
O/h26	Land north of Lower Icknield Way, Wilstone	Isolated greenfield site in Rural Area Unsustainable location at some distance from a wide range of facilities and services Entire site is in AONB
O/h27	Land south of Lower Icknield Way, Wilstone	Isolated greenfield site in Rural Area Unsustainable location at some distance from a wide range of facilities and services Entire site is in AONB
O/h28	Land south of Tringford Farm, Wilstone	Isolated location at some distance from a wide range of facilities and services Greenfield site in Rural Area Adjacent to a Site of Special Scientific Interest and Nature Reserve Entire site is in AONB Site is in flood zones 2 and 3
O/h29	Land at The Green, Little Gaddesden	Greenfield site in Rural Area and AONB Poorly located Entire site in AONB
O/h30	Land adj. to The Willows, Potten End Hill, Water End	This is an isolated and unsustainable site Loss of the Green Belt
O/smlvb1	Garden Scene Nursery, Chipperfield	Some distance from a major urban centre Local bus services are relatively infrequent Lack of local employment opportunities.
T/h16	Land north of A41 (adj. London Lodge)	Greenfield site within the Green Belt Entire site is in AONB
T/h17	Land south of A41 (West Leith Woodlands)	Greenfield site in Green Belt and AONB Poorly located in terms of access to public transport and to local facilities Part of site is in ancient woodland Part of site is in SSSI
T/o1	Frances de la Salle School	Site is too small to warrant designation as open space



### **3 Next Steps**

This assessment agreed with the key environmental designations used by the Council in their initial appraisal of proposed sites; however the Council should be mindful of other environmental designations that should be considered in the selection of sites. These include, amongst others, the presence of sites of archaeological interest, conservation areas, listed buildings, Wildlife Sites and priority habitats and species listed in the Local Biodiversity Action Plan. Whilst these are not statutory designations, they are nonetheless important in terms of local landscape, biodiversity and heritage reasons and important to local people. It should be decided whether these designations, if present, could be accommodated in the planned development. For example, could a Wildlife Site be incorporated into the green infrastructure of a housing development? These and other additional environmental considerations will be identified and utilised when undertaking a more detailed sustainability appraisal on those sites which are taken forward to the next stage of the DPD process.

Although the flood plain is currently considered in relation to greenfield sites, Dacorum Borough Council has undertaken a Strategic Flood Risk Assessment for the Borough. The results of this strategic flood risk assessment should be used to inform the future selection of sites at the next stage.

Two important aspects of the sites that have not been fully considered within this Issues and Options Working Paper are the feasibility/suitability of sites, and accessibility requirements/constraints of sites. The feasibility/suitability of sites relates to a number of factors, including the size of the site, its potential for accommodating the proposed use, topography of the site etc, whereas accessibility relates to the site's location and existing transport infrastructure, and constraints of the site in terms of access to other key services and opportunities (employment, education, grocery shopping) or to existing residential areas. It is intended that these two elements will be investigated in more detail at the next stage.

Following on from this supplementary issues and options stage for Site Allocations, the identification of preferred sites for the Site Allocations DPD will be undertaken. The preferred sites identified by Dacorum Borough Council will be subjected to a full sustainability appraisal against the sustainability objectives contained in the SA Framework.

The results of this more detailed appraisal will be presented within the Site Allocations DPD SA Report which will be produced to accompany the Site Allocations Pre-Submission document. This next stage of the sustainability appraisal will need to concentrate on the potential secondary, cumulative and synergistic effects that the sites may have on sustainability, and will also be required to propose monitoring measures that could be implemented to track the significant sustainability effects that may result from the implementation of the DPD.

## Appendix A: Initial Assessment of Site Appraisals

Appendix A contains the full initial assessment by C4S of the site appraisals which were undertaken by Dacorum Borough Council.

### Key to Table A1

✓	Proposed site avoids key environmental designations
?	Proposed site is within close proximity or adjacent to key environmental designations
×	Proposed site conflicts with key environmental designations
Y	Yes
Y*	Yes. However key constraints have been identified and will need to be taken into account.
N	No

'Overall Score' is a summary of whether the proposed site conflicts with any of the key environmental designations (see key above)

List of sites considered			Key Environmental Designations										Agree with Sustainability Conclusion?	Comments	Recommend to take forward to the next stage
Site code	Site address	Size (ha)	Ancient Woodland	Area of Outstanding Natural Beauty	Floodzone 2	Floodzone 3	Historic Parks & Gardens (no)	Scheduled Ancient Monuments	Sites of Special Scientific Interests or Nature Reserve	Special Areas of Conservation	Overall score				
Be/c3	Water Lane/High Street	0.81	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	A police enquiry office would not be appropriate at this location. Close to AONB	N	
Be/h10	Hanburys, Shootersway	1.73	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site within the Green Belt	Y	
Be/h11	Land north east of Admiral Way/Tortoiseshell Way	0.52	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Loss of valuable local amenity green and town has overall deficiency of open space. Close to AONB	N	
Be/h13	Berkhamsted Football Club, Broadwater	0.74	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Site forms part of Open Land designation in Local Plan. Close to AONB	Y	
Be/h14, Be/c2	British Film Institute, Kingshill Way	3.16	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site within the Green Belt Site to be in a remote location	Y	
Be/h15	Land at Darfield, Shootersway/Darrs Lane	1.14	✓	×	✓	✓	✓	✓	✓	✓	×	Y	Greenfield site in Green Belt. Impact on character of AONB. Poorly located in terms of access to public transport and to local facilities and services.	N	
Be/h16	Land at Manor Street	0.29	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Land lies within a conservation area and an area of archaeological significance. Close to AONB	Y	

Be/h17	Land rear of Shootersway	1.7	✓	✗	✓	✓	✓	✓	✓	✓	✓	✗	Y	Greenfield site in Green Belt. Impact on character of AONB. Poorly located in terms of access to public transport and to local facilities and services. Entire site in AONB	N
Be/h2b	Land adjacent to Ashlyns Farm and Ashlyns Hall	13.32	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Located within the Green Belt	Y
Be/h2c	Land adjacent to Ashlyns Lodge, Chesham Road	0.58	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land	Y
Be/h2d	Land west of Chesham Road	2.69	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land	Y
Be/h2e	Land south of Kingshill Way	4.57	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land	Y
Be/L1, Be/h2a	Land south of Upper Hall Park and east of Swing Gate Lane	23.26	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Located within the Green Belt	Y
Be/L2, Be/h12, Be/c4	Land at Durrants Lane and Shootersway	14.27	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Parts of the site facing onto Durrants Lane and Shootersway are designated Open Land. Site in multiple ownership	Y
Be/o1	St Mary's Church grounds	0.28	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	N	Part of site in floodzone 2 and 3	N
Be/o2	Bridle Way	0.93	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space. Close to AONB	N
Be/o3	Victoria Junior School	0.42	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
Be/o4	St Peter's Church grounds	0.23	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space. Close to AONB	N
Be/o5	Edgeworth House, High Street	1.9	✓	✓	✗	✗	✓	✓	✓	✓	✓	✗	N	Greenfield site. Part of site in floodzone 2 and 3	Y*
Be/o6	Swing Gate Junior School	0.5	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space. Close to AONB	N
Bov/h10	Land at Bovingdon Airfield	50.92	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Predominantly greenfield site within the Green Belt. Village had reached capacity and already suffers from severe traffic congestion	N
Bov/h2a, Bov/c2	Land rear of Green Lane and Austin Mead	7.74	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Bovingdon has reached capacity to cope with additional development at present	Y
Bov/h5a	Land off Shantock Lane	4.82	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site within the Green Belt Site would represent an isolated and unsustainable location for housing	N
Bov/h8	Land at Duck Hall Farm	8.51	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Predominantly greenfield site within the Green Belt	Y
Bov/h9	Land at Green Lane	5.1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Development of site would represent a significant encroachment into the Green Belt	Y

Bov/o1	Old Dean	0.28	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
Bov/o2	Lancaster Drive	0.2	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/h17a	East Frogmore Road	2.9	✓	✓	x	x	✓	✓	✓	✓	x	N	Need to maintain a spread of employment land within the town Part of site in floodzone 2 and 3	Y
H/h48a	Land at Gadebridge North (Boxted Farm)	35.84	x	✓	✓	✓	✓	✓	✓	✓	x	N	Loss of greenfield site in Green Belt. Topography of site could affect pedestrian / cycle accessibility. Part of site in ancient woodlands	Y*
H/h60a	Sappi (Site A), Belswains Lane	4.94	✓	✓	x	x	✓	✓	✓	✓	x	N	Site on edge of settlement adjacent to the Green Belt. Part of site in floodzones 2 and 3	Y
H/h62a	Land at Pouchen End	55.2	✓	✓	✓	✓	✓	✓	?	✓	✓	Y	Site not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities. Close to nature reserve	Y
H/h62b	Land at Pouchen End Farm	20.13	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities.	Y
H/h62c	Land at Chaulden End	1.3	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land	Y
H/h62d	Land West of Hemel Hempstead	56.8	✓	✓	✓	✓	✓	✓	?	✓	✓	Y	Site was not considered to be a sustainable location Close to nature reserve	Y
H/h67a	Land at Fields End Farm	20.33	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities.	Y
H/h71a	Land at Friend at Hand, London Road	0.13	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Land is poorly related to local services and facilities.	Y
H/h75	Breakspear House, Maylands Avenue	1.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/h76, Hr5, H/tcb1	Former Texaco petrol filling station	0.15	✓	✓	x	✓	✓	✓	✓	✓	✓	N	Flood risk would need to be carefully assessed. Part of site in floodzones 2 and 3	N
H/h77	Land south of Link Road, Gadebridge	4.9	✓	✓	x	x	✓	✓	✓	✓	x	N	Loss of greenfield site in Green Belt. Part of site in floodzones 2 and 3	N
H/h78	Greenhills Day Centre, Tenzing Road	0.77	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is designated Open Land and thus built development would affect its open character	Y
H/h79	Land at Fletcher Way	0.19	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y

H/h80	Leverstock Green Lawn Tennis Club	1.15	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of private leisure/sports facilities in a sustainable location	Y
H/h81	Land adjacent to Hemel Hempstead Railway Station	0.017	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/h82	Hendalayk, off Roughdown Road Villas Road	0.35	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
H/h83	Two Waters East	0.62	✓	✓	x	✓	✓	✓	✓	✓	x	N	Loss of greenfield site. Land falls within the flood zone	N
H/h84	Land at Fields End Lane	7.96	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
H/h85a	Bishops Yard, Mark Road / Farmhouse Lane	0.33	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Would need to consider relocating existing business	Y
H/h85b	Land adjacent to Bishops Yard, Mark Road / Farmhouse Lane	0.13	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Would need to consider relocating existing business	Y
H/h86	Land off Featherbed Lane	1.15	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
H/h87	Garage Block, adj. 69 Long John	0.05	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Potential loss of parking for existing local residents	Y
H/h88	Garage Block, The Noakes	0.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/h89	Land adj. Red Lion PH, Nash Mills Lane	1.11	✓	✓	x	x	✓	✓	✓	✓	x	N	Loss of greenfield site in Green Belt. Part of site in floodzones 2 and 3	Y*
H/h90	Land adj. 7-8 Meadow Way	0.11	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
H/h91	Land adj. Highfield House, Jupiter Drive	0.15	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Trees are also protected by a Tree Preservation Order	N
H/h92	Boxmoor House School, Box Lane	2.14	✓	✓	✓	✓	✓	x	✓	✓	x	N	Distance from a range of other local services and facilities. Site contains a Scheduled Ancient Monument	Y*
H/h93	Land at Holtsmere End	35.64	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land and intensification of development there	Y
H/L7	Sappi (Site B), Belswain Lane	1.9	✓	✓	x	x	✓	✓	✓	✓	✓	N	Part greenfield site. Part of site in floodzones 2 and 3	Y*
H/o1	Hunting Gate Wood	0.93	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	Y
H/o10	Woodland belt Maylands Avenue	0.86	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/o11	Woodland belt off Tewin Road	0.31	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o12	Berkeley Square/Cuffley Court, Bayford Close	2.35	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/o13	Datchet Close	0.24	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N

H/o14	Adjoining Howe Grove	0.49	?	✓	✓	✓	✓	✓	✓	?	✓	✓	Y	Site is too small to warrant designation as open space Adjacent to Ancient Woodland Adjacent to nature reserve	N
H/o2	Woodland between Hawthorn Lane and Martindale Rd	0.6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o3	Warners End Wood	3.03	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o4	Trouvere Park	0.6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o5	Brickmakers Lane Allotments	0.6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o6	Dell at The Crofts	0.32	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o7	Longdeans School and Woodfield School	1.24	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
H/o8	Hobletts Manor School	3.3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
H/o9	Martindale School	1.41	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space	N
KL/c2	Rectory Farm, Rectory Lane	14.2	✓	✓	x	x	✓	✓	✓	✓	✓	x	Y	Site lies in Green Belt. Part of site in floodzones 2 and 3	N
KL/h10	Land East of Watford Road	9.7	✓	✓	x	x	✓	x	✓	✓	✓	x	N	Greenfield site in Green Belt. Site lies within a Schedule Ancient Monument. Part of site in floodzones 2 and 3	N
KL/h11	Land adjacent to 119 Hempstead Road	1.89	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of the Green Belt. At a distance from local facilities and services	N
KL/h12	Land at Rucklers Lane	0.76	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site in Green Belt. Poorly located in terms of access to public transport and to local facilities and services	N
KL/h6	Garages rear of Waterside	0.21	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Potential loss of garaging serving local properties	N
KL/h7	Scout Hall, Rear of Great Park	0.16	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site will lead to the loss of a community use	N

KL/h8	Land North-East of A41 Bypass	70.63	✓	✓	✓	✓	✓	?	✓	✓	✓	Y	Greenfield site within the Green Belt. Remote from local facilities and services. Adjacent to Scheduled Ancient Monument	N
KL/h9	Land South-West of A41 Bypass	184.62	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site within the Green Belt. Remote from local facilities and services. Part of site adjacent to ancient woodlands	N
M/h2a	Markyate General Employment Area, Markyate	2.49	✓	?	x	x	✓	✓	✓	✓	x	N	Part of site in floodzones 2 and 3. Close to AONB	Y
O/h10	Land opposite Bowling Cottage, Chequers Hill, Flamstead	0.54	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site on edge of village. Poorly served by public transport. Close to AONB	Y
O/h11	Land at The Orchard, Little Heath Farm, Potten End	0.44	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site located in the Green Belt. Poorly served by public transport. Close to AONB	N
O/h12	Land at Rosebarn Lane, Wilstone	2.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site in Rural Area	Y
O/h13	Land in Bourne End Village, Bourne End	1.1	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
O/h15	Egg Packing Facility, Lukes Lane, Gubblecote	1.5	✓	✓	x	x	✓	✓	✓	✓	x	N	Part of site in floodzones 2 and 3	Y
O/h16	Land at Astrope Lane, Long Marston	0.38	✓	✓	x	x	✓	✓	✓	✓	x	N	Area has limited infrastructure to support new housing development. Entire site in floodzone 2 and part in floodzone 3	N
O/h17	Land at Marston Place, Chapel Lane, Long Marston	0.2	✓	✓	x	x	✓	✓	✓	✓	x	N	Area has limited infrastructure to support new housing development. Greenfield site. Almost entire site in floodzones 2 and 3	N
O/h18	Garage Block, Nunfield, Chipperfield	0.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Selected small village in Green Belt	Y
O/h19	Land south west of Wilstone	4.4	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Countryside greenfield site. Area has limited infrastructure to support a site of this size	Y
O/h20	Land off Bourne End Lane, Bourne End	1.1	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
O/h21	Land west of Woodcroft Farm, Water End Road, Potten End	8.6	?	?	✓	✓	✓	✓	✓	✓	✓	Y	Loss of the Green Belt. Isolated and unsustainable site, remote from services and facilities. Close to AONB. Adjacent to Ancient Woodland	N



O/h22	Land off Potten End Hill, Potten End	46.1	?	?	✓	✓	✓	✓	✓	✓	✓	Y	Loss of the Green Belt. Isolated and unsustainable site, remote from services and facilities. Close to AONB. Adjacent to Ancient Woodland	N
O/h23	Land south of the A41 Bypass, Wigginton	2.3	✓	x	✓	✓	?	✓	?	✓	x	Y	Isolated and unsustainable site. Impact on AONB. Loss of the Green Belt. Close to SSSI. Adjacent to HP&G.	N
O/h24	Land north of Wigginton	16	?	x	✓	✓	?	✓	✓	✓	x	N	Loss of the Green Belt. Entire site is in AONB. Close to Ancient Woodland. Adjacent to HP&G.	N
O/h25	Land at James Farm, Wilston	17.3	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Isolated greenfield site in Rural Area Immediately adjacent to the AONB	N
O/h26	Land north of Lower Icknield Way, Wilstone	12	✓	x	✓	✓	✓	✓	?	✓	x	N	Isolated greenfield site in Rural Area. Unsustainable location at some distance from a wide range of facilities and services. Entire site is in AONB. Close to SSSI	N
O/h27	Land south of Lower Icknield Way, Wilstone	5	✓	x	✓	✓	✓	✓	✓	✓	x	N	Isolated greenfield site in Rural Area. Unsustainable location at some distance from a wide range of facilities and services. Entire site is in AONB	N
O/h28	Land south of Tringford Farm, Wilstone	3.6	✓	x	✓	✓	✓	✓	?	✓	x	N	Isolated location at some distance from a wide range of facilities and services. Greenfield site in Rural Area. Adjacent to a Site of Special Scientific Interest and Nature Reserve. Entire site is in AONB. Site is in floodzones 2 and 3.	N
O/h29	Land at The Green, Little Gaddesden	2.5	✓	x	✓	✓	?	✓	✓	✓	x	Y	Greenfield site in Rural Area and AONB Poorly located Entire site in AONB Adjacent to HP&G	N
O/h30	Land adj. to The Willows, Potten End Hill, Water End	8.1	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	This is an isolated and unsustainable site. Loss of the Green Belt. Close to AONB	N

O/smlvb1	Garden Scene Nursery, Chipperfield	1.1	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Some distance from a major urban centre. Local bus services are relatively infrequent. Lack of local employment opportunities.	N
O/smlvb2	Vicarage Road, Potten End	0.8	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Some distance from a major urban centre. Local bus services are relatively infrequent. Lack of local employment opportunities. Close to AONB	Y
T/h15	Land north of Icknield Way/south of Grand Union Canal	96.1	✓	x	✓	✓	✓	✓	✓	✓	x	N	Greenfield site within the Green Belt Part of site in AONB	Y*
T/h16	Land north of A41 (adj. London Lodge)	1.65	✓	x	✓	✓	?	✓	✓	✓	x	N	Greenfield site within the Green Belt Entire site is in AONB Adjacent to HP&G	N
T/h17	Land south of A41 (West Leith Woodlands)	24.22	x	x	✓	✓	✓	✓	x	✓	x	N	Greenfield site in Green Belt and AONB. Poorly located in terms of access to public transport and to local facilities. Part of site is in ancient woodland. Part of site is in SSSI	N
T/h7a	64/68 Akeman Street	0.06	✓	?	✓	✓	?	✓	✓	✓	✓	Y	Close to AONB Close to HP&G	Y
T/L5	Waterside Way, land north of Icknield Way	8.7	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site within the Green Belt. Close to AONB	Y
T/o1	Frances de la Salle School	1.8	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Site is too small to warrant designation as open space Close to AONB	N

#### NEW SHLAA SITES

AE39	Adeyfield Youth Centre, Queens Square	0.09	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
AE54	31 Wood Lane End	0.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Near to schools and future transport network to the station	Y
AE55	Oatridge Gardens	0.84	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Close to Ancient Woodland	Y
ALD16	Land at Tom's Hill	33.05	x	x	✓	✓	✓	✓	x	x	x	N	Part of site in AW, AONB, SAC and SSSI	N

APS34	The Manor Estate	14.18	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Limited accessibility to services and facilities. Current traffic congestion. Some distance from town. Part of site is designated for Leisure and Tourism, open land and open space and an area of archaeological significance. Part of the site is in a wildlife site	Y
APS41	APS UK Ltd, White Lion Street	0.04	✓	✓	✓	✓	✓	✓	✓	✓	✓	N	Good accessibility to services and facilities. Site is partially in flood zones 2 and 3b	Y
APS54	Shendish Manor	69.56	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	TPOs and agricultural uses. Listed building and contaminated land on site. Loss of Green Belt land and prominent views. Area of Archaeological significance covers part of the site. Limited road links to local centre and town centre.	Y
ASH4	Garage at Hudnall Corner	0.41	✓	x	✓	✓	✓	✓	✓	✓	x	N	Site in Rural Area and next to an area of Archaeological significance Site in AONB	N
AW37	Farm Way	0.23	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In a residential area	Y
BC12	The Old Maltings Scout Hall, Chapel Street, Berkhamsted	0.06	✓	?	✓	✓	✓	✓	✓	✓	✓	N	Site is located within the Berkhamsted Conservation Area and an area of Archaeological Significance Site is in flood zones 2 and 3 Close to AONB	Y
BC2	New Lodge, Bank Mill Lane	1.8	✓	?	x	✓	✓	✓	✓	✓	x	N	Floodrisk in river buffer zone area Part of site in flood zone 2 Close to AONB	Y
BC38	Rose Cottage, Bank Mill Lane, Berkhamsted	0.32	✓	?	x	x	✓	✓	✓	✓	x	N	Part of site in flood zones 2 and 3 Close to AONB	Y
BC44	Squash Courts, RO 110 High Street, Berkhamsted	0.15	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is within the Berkhamsted Conservation Area and an Area of Archaeological Significance. Site is adjacent to a listed building	Y
BC45	Land R/O new Road and Springfield Road	0.68	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site on edge of settlement. Close to AONB	Y
BE28	Nursery, Montessore School, 1 Park View Road	0.06	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is within Berkhamsted Conservation Area and an area of Archaeological Significance	Y
Bov3	R/O 10-22 (even numbers only) Church Street, Bovingdon	0.51	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Adjacent to Bovingdon Conservation Area, the Green Belt and an area of archaeological significance. Loss of residential gardens	Y
Bov74	Land adjoining Chaulden View, London Road	1.08	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of Green Belt land. Poor access to local services and facilities. Listed building on site	Y

BW29	The Old Orchard, Shootersway, Berkhamsted	0.19	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Located within the Green Belt and adjacent to a listed building	Y
BW30	Land at Little Kingshill, Kingshill Way, Berkhamsted	3.71	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Located within the Green Belt and adjacent to a listed building Site partially within an area of archaeological significance	Y
BW34	St Francis Close, Shrublands Road, Berkhamsted	0.36	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
BW35	The Chilterns and Cherry Laurel Court, Stoney Close, Berkhamsted	0.46	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
BW7	Land at Sacred Heart Church, Park Street, Berkhamsted	0.14	✓	✓	x	x	✓	✓	✓	✓	x	N	Site close to Berkhamsted Conservation Area and within an area of Archaeological Significance. Part of site in flood zone 2 and 3	Y
CH15	R/O 1-3 & 5 Albans Hill	0.33	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
GH59	Land Adjacent to Grovehill Park	12.6	?	✓	✓	✓	✓	✓	✓	?	✓	Y	Close to Ancient Woodland Close to nature reserve	Y
HHC45	Hemel Hempstead General Hospital	6.96	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Large part of site is designated for social and community facilities and open space TPOs on site	Y
HHC81	Andersons Croft, Cotterells	0.15	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
KL15	R/O Jubilee Walk, Watford Road, Kings Langley	0.72	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y		Y
KL48	Open land surrounding red Lion PH, Nash Mills Lane	1.27	✓	✓	x	x	✓	✓	✓	✓	x	N	Site located within the Green Belt Greenfield site. Part of site in flood zone 2	Y*
NM13	Former Nash Mills Depot and Sappi Graphics	6.7	✓	✓	x	x	✓	✓	✓	✓	x	N	Site is partially in Green Belt Site is on the edge of a wildlife site Loss of employment land Part of site in flood zones 2 and 3	Y
STA1	Land adjacent to Holtsmere End Road and Redbourn Road (Note - this is within St. Albans City and District Council area)	34.66	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green belt	Y
STA2	Crown Estate land east of Hemel Hempstead	459.77	x	✓	✓	✓	✓	✓	✓	✓	x	N	Loss of greenfield site in Green belt Site envelops AW	Y*
TE17	Land off Marshcroft Lane	1.5	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site within area of archaeological significance Greenfield site	Y
TW10	101 High Street, Tring	0.2	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Site within Tring Conservation Area and there is a listed building on the site. Residential development would displace employment site in town centre. Close to AONB	Y

TW25	Marston Court, Long Marston	0.69	✓	✓	×	×	✓	✓	✓	✓	×	N	Site within the Tring Reservoirs Landscape Character Area, within a wildlife site and an area of archaeological significance. Adjacent to an area of open space, conservation area and a public right of way passes through site Greenfield site. Part of site	Y*
TW8	R/O Western Road, Tring	0.68	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Residential development would displace employment site on edge of local centre. Close to AONB	Y
WA19	Corner of Hicks Road and High Street, Markyate	0.12	✓	?	×	×	✓	✓	✓	✓	×	N	Located within the Markyate Conservation Area, adjacent to an area of archaeological significance and listed buildings Residential employment would lead to a loss of employment land Part of site in flood zone 2 and 3 Close to AONB	Y
WA36	R/O 50 & 52 High Street, Markyate	0.1	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Located within the Markyate Conservation Area, adjacent to an area of archaeological significance and listed buildings. Residential employment would lead to a loss of employment land. Poor access to the site. Close to AONB	Y
WA51	London Road, Markyate	5.32	✓	?	×	×	✓	✓	✓	✓	×	N	Greenfield site within the Green Belt Part of site in flood zone 2 and 3 Close to AONB	Y*
WA55	Bradden Meadow, Jockey End, Gaddesden Row	0.21	✓	×	✓	✓	✓	✓	✓	✓	×	Y	Greenfield site in rural area Site is in AONB	N
WH7	End of Kimpton Close, Redbourn Road	0.12	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Large area of site affected by TPOs	Y

**Potential Gypsy & Traveller Sites** Scott Wilson Score

D12	Icknield Road, North, Tring	3	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Close to AONB	Y
D11	Icknield Road, South, Tring	1	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site located close to the edge of Chilterns AONB	Y
D10	Little Tring Road, Tring	2	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y

D25	Land adj to Longbridge Close, Tring	No score	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site located close to the edge of Chilterns AONB	Y
D9	Marshcroft Lane, NW Side, Tring	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site access through residential areas Site located at further distance from services and facilities	Y
D7	Upper Dunsley, Tring	3	✓	?	✓	✓	?	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Close to AONB Close to HP&G	Y
D8	Marshcroft Lane, SE Side, Tring	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site access through residential areas. Site forms part of a larger area of archaeological significance. Site at further distance from services and facilities.	Y
D6	Dudswell Lane, Berkhamsted	3	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Located at distance from key services and facilities in the town centre. Close to AONB	Y
D5	Sandpit Green, Berkhamsted	2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt Site access through residential areas Greater distance from other services, facilities and public transport	Y
D4	Ashlyn's Hall, Berkhamsted	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt Site access through residential areas	Y
D3	Swing Gate Lane, Berkhamsted	1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt Site access through residential areas	Y
D17	Green Lane, Bovingdon	2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
D18	Bovingdon Airfield	1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site within the Green Belt	Y
D26	Land adj to Bourne End Mills	No score	✓	✓	x	x	✓	✓	✓	✓	✓	x	Y	Greenfield site. Site lies in flood zones 2 and 3	N
D16	Longcroft	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt Isolated location	Y
D22	Fields End Lane	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site accessed through residential areas and/or country lanes	Y
D23	Long Chaulden	2	✓	✓	✓	✓	✓	✓	?	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Site accessed through residential areas. Close to nature reserve	Y

D21	Polehanger Lane	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Location would require access through residential areas	Y
D2	Felden - Featherbed Lane, Hemel Hempstead	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site in Green Belt	Y
D1	Featherbed Lane, Hemel Hempstead	1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site in Green Belt	Y
D20	Grovehill	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt. Location would require access through residential areas	Y
D14	The Riding, Markyate	3	✓	?	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt Close to AONB	Y
D13	Windmill Lane, Markyate	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
D19	Cupid Green Lane	2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y
D15	Highwood (Holtsmere End Lane)	1	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Greenfield site in Green Belt	Y
D24	Leverstock Green (a), Hemel Hempstead	3	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Loss of greenfield site in Green Belt	Y