

Chaulden Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
CHA1	Youngfield Road	garage courts	surrounded by residential, enclosed site		R			Garage courts in good condition. Retain parking use	CHA1			
CHA2	Briarcliff	green space	surrounded by residential, school and open space.		R			Retain amenity value	CHA2			
CHA3	Ripley Way	garage courts	quite large site, surrounded by residential and near to open space		R			Garage courts in good condition. Retain parking use	CHA3			
CHA4	Newlands Road	garage courts	surrounded by residential, near to open space, enclosed site		R			Garage courts in good condition. Retain parking use	CHA4			
CHA5	Middle Hill	garage courts	quite large site with open space frontage, surrounded by open space and residential		R			Garage courts in good condition. Retain parking use	CHA5			
CHA6	Sidford Close	garage courts	surrounded by residential, road frontage		R			Garage courts in good condition. Retain parking use	CHA6			
CHA7	Small Acre	garage courts	large site with some road frontage. Near to open space		R			Garage courts in good condition. Retain parking use	CHA7			
CHA8	Valleyside	garage courts	end site, surrounded by residential, close to open space		R			Garage courts in good condition. Retain parking use	CHA8			
CHA9	Leggefield Terrace	garage courts	large site with good road frontage. Surrounded by residential and close to open space		R			Garage courts in good condition. Retain parking use	CHA9			
CHA10	Ravensdell	garage courts	small, enclosed site surrounded by residential, close to open space		R			Garage courts in good condition. Retain parking use	CHA10			
CHA11	off Long Chaulden (212)	garage courts	small, enclosed site surrounded by residential. Close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA11			
CHA12	Broom Hill	garage courts	relatively large site, surrounded by residential, close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA12			
CHA13	Jocketts Road	garage courts	large site surrounded by residential, close to open space and local centre		R			Garage courts in good condition. Retain parking use	CHA13			
CHA14	White Hill	garage courts	small, enclosed site, close to open space, linked to rear gardens		R			Garage courts in good condition. Retain parking use	CHA14			
CHA15	Upper Sales	green space & rear gardens	surrounded by residential and allotment gardens.		R			Site size/access issue.	CHA15			
CHA16	Lower Sales	garage courts	Surrounded by residential and allotment gardens.		R			Garage courts in good condition. Retain parking use	CHA16			
CHA17	off Chaulden House Gardens (89)	garage courts	surrounded by residential and open space		R			Garage courts in good condition. Retain parking use	CHA17			
CHA18	off Chaulden House Gardens (77)	garage courts & PCT Dacorum Head Office	surrounded by residential and open space. Large area.		R			Parking associated with community use	CHA18			

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

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						Policy constraints	Physical constraints					
CHA34	Chaulden lane	open land			R			Duplicate of CHA 31	CHA34			

Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
CHA1																		
CHA2																		
CHA3																		
CHA4																		
CHA5																		
CHA6																		
CHA7																		
CHA8																		
CHA9																		
CHA10																		
CHA11																		
CHA12																		
CHA13																		
CHA14																		
CHA15																		
CHA16																		
CHA17																		
CHA18																		
CHA19																		
CHA20																		
CHA21																		
CHA22																		
CHA23																		
CHA24																		
CHA25																		Site in a local centre and a shopping area in a local centre.
CHA26																		
CHA27																		
CHA28	√												√					TPOs along edge of site.
CHA29																		
CHA30																		
CHA31	√																	Site is in green belt.
CHA32																		
CHA33																		
CHA34																		

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

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Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
CHA1								
CHA2								
CHA3								
CHA4								
CHA5								
CHA6								
CHA7								
CHA8								
CHA9								
CHA10								
CHA11								
CHA12								
CHA13								
CHA14								
CHA15								
CHA16								
CHA17								
CHA18								
CHA19								
CHA20								
CHA21								
CHA22								
CHA23								
CHA24								
CHA25			M	M	M		No phasing period	The site is currently a storage garage and open car parking behind a parade of shops in a residential area. The site is small, constrained and would only be able to accommodate one or two new residential dwellings, possibly a flatted block. The site is suitable for mixed-use development as it is situated within a small retail centre. The site may prove attractive to local housebuilder. Owner's intention unknown.
CHA26								
CHA27								

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

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