

Grove Hill Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
GH1	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH1			
GH2	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH2			
GH3	Ninian Road	Part garage courts and part open land		0.781	A			'Greenfield' Housing Allocation (H26)	GH3		G	N
GH4	Ninian Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH4			
GH5	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH5			
GH6	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH6			
GH7	Argyll Road	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH7			
GH8	Washington Avenue	green space			R			Space constraints and overlooking issue. Site rejected in order to retain garage courts.	GH8			
GH9	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH9			
GH10	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH10			
GH11	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH11			
GH12	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH12			
GH13	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH13			
GH14	Claymore	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH14			
GH15	Claymore	garage courts and parking			R			In average condition. Site rejected in order to retain garage courts/parking.	GH15			
GH16	Claymore	garage courts and green verge			R			In average condition. Site rejected in order to retain garage courts/parking.	GH16			
GH17	Crawley Drive	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH17			
GH18	Bracknell Place	garage courts			R			In average condition. Site rejected in order to retain garage courts/parking.	GH18			

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

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

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

Site Ref.	Policy Constraints								Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
GH1																		
GH2																		
GH3	√	√				√		Edge of site touches slightly onto green belt and open space.										
GH4																		
GH5																		
GH6																		
GH7																		
GH8																		
GH9																		
GH10																		
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GH36																		
GH37																		

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
GH38																		
GH39																		
GH40																		
GH41																		
GH42																		
GH43																		
GH44																		
GH45																		
GH46																		
GH47																		
GH48																		
GH49																		
GH50																		
GH51																		
GH52						√		In open space. In local centre.						√			On public right of way.	
GH53																		
GH54																		
GH55				√				In local centre.						√			On public right of way.	
GH56																		
GH57																		
GH58	√	√				√	√	Site is next to green belt. Site is designated as open space and open land. School building is on the site.										
GH59	√							Site is in green belt.										

Grove Hill Ward

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

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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		
GH54	Turnpike Green							GH54
GH55	Turnpike Green	0.177	19	8	32	20		GH55
GH56	Aycliffe Drive							GH56
GH57	Aycliffe Drive							GH57
GH58	Barncroft Primary School, Washington Avenue	1.45	14	48	77	62		GH58
GH59	Piccotts End Lane	12.55	L	251	377	314		GH59

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
GH1								
GH2								
GH3			M-L	L	M		0-5 years	The site is an open greenfield site on the edge of the North Hemel Urban Extension. The site is surrounded by ex-council houses. There may also be considerations regarding loss of open space amenity and rights to light and overlooking from surrounding residential properties. The site is likely to be able to provide a small scale residential scheme and might be attractive to a local or regional housebuilder. Council-owned and being passed to a housing association for affordable housing. Developer interest exists.
GH4								
GH5								
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GH47								
GH48								
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GH50								
GH51								
GH52			L	M-H	M		No phasing period	The site is currently the Grove Hill Youth Centre, associated playing courts and open car parking for nearby businesses. A mixed use development could reincorporate the existing youth centre on site. There may be some loss of car parking amenity and rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development, it is likely to be able to provide a medium to high density flatted scheme. The site may prove attractive to a local housebuilder. Availability unknown.
GH53								
GH54								
GH55			M-L	M	M		No phasing period.	The site is currently the underused car park for a snooker hall and a row of businesses in a single storey shed including a carpet manufacturer. Development of this site would be constrained by the adjacent buildings and rights to light issues from surrounding residential properties. Also loss of employment space and possible multiple ownership issues on the site. Were the site to come forward for development, it is likely that a local housebuilder would develop this site. Availability unknown.
GH56								
GH57								

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

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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		
GH1	Ninian Road																GH1
GH2	Ninian Road																GH2
GH3	Ninian Road	0.781	12	G	N	8	20										GH3
GH4	Ninian Road																GH4
GH5	Argyll Road																GH5
GH6	Argyll Road																GH6
GH7	Argyll Road																GH7
GH8	Washington Avenue																GH8
GH9	Claymore																GH9
GH10	Claymore																GH10
GH11	Claymore																GH11
GH12	Claymore																GH12
GH13	Claymore																GH13
GH14	Claymore																GH14
GH15	Claymore																GH15
GH16	Claymore																GH16
GH17	Crawley Drive																GH17
GH18	Bracknell Place																GH18
GH19	Bracknell Place																GH19
GH20	Peterlee Court																GH20
GH21	Redditch Court																GH21
GH22	Cwmbrian Court																GH22
GH23	Welwyn Court																GH23
GH24	Hatfield Crescent																GH24
GH25	Hatfield Crescent																GH25
GH26	Craigavon Road																GH26
GH27	Craigavon Road																GH27
GH28	Stevenage Rise																GH28
GH29	Basildon Square																GH29
GH30	Basildon Square																GH30
GH31	Basildon Square																GH31
GH32	Basildon Square																GH32
GH33	Harlow Court																GH33
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GH40	Essex Mead																GH40
GH41	Essex Mead																GH41
GH42	Wooten Drive																GH42
GH43	Wooten Drive																GH43
GH44	The Dee																GH44
GH45	Thames Avenue																GH45
GH46	Clyde Square																GH46
GH47	Great Palmers																GH47
GH48	Great Palmers																GH48
GH49	Wooten Drive																GH49
GH50	Wooten Drive																GH50
GH51	Stevenage Rise																GH51
GH52	Stevenage Rise	0.521	6	U	N									13	23		GH52
GH53	off Stevenage Rise																GH53

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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		
GH54	Turnpike Green																GH54
GH55	Turnpike Green	0.177	19	U	N									8	32		GH55
GH56	Aycliffe Drive																GH56
GH57	Aycliffe Drive																GH57
GH58	Barncroft Primary School, Washington Avenue	1.45	14	U	N			48	77								GH58
GH59	Piccotts End Lane	12.55	L	G	Y	251	377										GH59
					Total Urban	0	0	48	77	0	0	0	0	20	55		
					Total Greenfield	259	397	0	0	0	0	0	0	0	0		
					Total >5ha	251	377	0	0	0	0	0	0	0	0		
					Total	259	397	48	77	0	0	0	0	20	55		