

Highfield St Pauls 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					
HSP1	Templemead	green space surrounded by residential	surrounded by residential		R			Scope to examine potential. However, site has important amenity value, therefore reject.	HSP1			
HSP2	Wheatfield (off Fletcher Way)	green space	surrounded by residential. Owned by Herts CC	0.194	A			Allocated as housing site H12 in Local Plan. HCC are owners, Vincent and Goring are agents acting for the county council.	HSP2	Previous pre-application discussions for 6-8 affordable housing for those with special needs. However, no permission granted as of yet, therefore design case study estimate used.	U	N
HSP3	Fletcher Way, opp Thriffield	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP3			
HSP4	Fletcher Way	quality open space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP4			
HSP5	Marchmont Green	green space	surrounded by residential and Randall Park		R			Space constraints, overlooking issues and site is used as amenity space. There are currently no intentions to develop this site.	HSP5			
HSP6	Allandale	garages	surrounded by residential		R			Garages are well-used. There are currently no intentions to develop this site.	HSP6			
HSP7	Thumpers	green space surrounded by residential	surrounded by residential and school		R			Overlooking & space constraints plus need to retain amenity use. There are currently no intentions to develop this site.	HSP7			
HSP8	Little Mimms	Nurses home surrounded by empty space.	surrounded by residential		R			Under construction	HSP8	Under construction		
HSP9	Queensway	green space	surrounded by residential		R			Retain open land function. There are currently no intentions to develop this site.	HSP9			
HSP10	Apollo Way	quality green area	surrounded by residential. Possible tree issues.		R			Retain open land function. There are currently no intentions to develop this site.	HSP10			
HSP11	Allandale	Grounds of St Pauls Lodge	long narrow strip of land		R			TPO issue. Awkward site. There are currently no intentions to develop this site.	HSP11			
HSP12	Queensway	garage courts	in bad condition, on gardens of existing residential block		R			Garage courts have too much linkage with existing flats. There are currently no intentions to develop this site.	HSP12			
HSP13	Queensway	TA Centre and Club	large site		R			59 housing units already constructed on the site.	HSP13	59 units completed under 1842/04.		
HSP13a	Queensway	under construction	under construction		R			Development under construction on site.	HSP13a	10 complete in 04/05 under 506/03.		

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HSP14	Queensway	Budget Car Hire and garage	active usage	0.176	A			Building looks new	HSP14		U	N
HSP15	Queensway	Club	in use		R			Site looks new and in use. There are currently no intentions to develop this site.	HSP15			
HSP16	Normandy Court	rear gardens	near to open land and town centre		R			Gardens in use. There are currently no intentions to develop this site.	HSP16			
HSP17	St Pauls Road	shed, used for storage	small site, in use	0.026	A			good corner site, good access for town centre	HSP17		U	N
HSP18	Downside	garage courts	next to new residential build		R			Garages are well-used. There are currently no intentions to develop this site.	HSP18			
HSP19	Downside	Parking	parking needed		R			Parking is well-used. There are currently no intentions to develop this site.	HSP19			
HSP20	St Pauls Road	garage courts	next to open land		R			Parking is well-used. There are currently no intentions to develop this site.	HSP20			
HSP21	Cattsdell	garage courts	narrow strip		R			Garages are well-used. Awkward Site. There are currently no intentions to develop this site.	HSP21			
HSP22	Thumpers	garage courts	narrow strip		R			Space constraints. There are currently no intentions to develop this site.	HSP22			
HSP23	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP23			
HSP24	Thumpers	garage courts	in use		R			Garages are well-used. There are currently no intentions to develop this site.	HSP24			
HSP25	Thumpers	garage courts	narrow strip		R			In bad condition, however garages are well-used, and the site is narrow and awkward, therefore reject.	HSP25			
HSP26	Randalls Rise	garage courts ext to res units	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP26			
HSP27	Bowyers	garage courts	space constraints		R			In bad condition, however garages are well-used, therefore reject.	HSP27			
HSP28	Randalls Rise	garage courts	good size site		R			In bad condition, however garages are well-used, therefore reject.	HSP28			
HSP29	Taverners	green space	green space opposite, potential to reduce total green area		R			Parking is well-used. There are currently no intentions to develop this site.	HSP29			
HSP30	Great Heart	garage courts	Linked to surrounding properties		R			large end site, some dumping. Potential to reduce numbers in order to develop. However there are currently no intentions to develop this site, therefore reject.	HSP30			
HSP31	Allandale	green space	a lot of open space in surrounding area		R			Retain quality amenity area. There are currently no intentions to develop this site.	HSP31			
HSP32	Typleden Close	green space	appears disused	0.148	A			Poor quality open space, potential to use some space for housing and retain some good quality green space.	HSP32		U	N

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HSP33	Paston Road	garage courts	access issues		R			Garage courts look in good condition. There are currently no intentions to develop this site.	HSP33			
HSP34	Paston Road	garage courts	space constraints		R			Overlooking issues. There are currently no intentions to develop this site.	HSP34			
HSP35	Bowmans Court	garage courts	narrow site		R			Large site, in good condition & poor access. There are currently no intentions to develop this site.	HSP35			
HSP36	Bathurst Road	space behind rear gardens	difficult access		R			Open land function & access. There are currently no intentions to develop this site.	HSP36			
HSP37	Fletcher Way	green space	close to local centre		R			Site is used as amenity space. There are currently no intentions to develop this site.	HSP37			
HSP38	Cambrian Way	High field Hall Car Park and garage courts	empty on visit, large site		R			Garage court us not well used, parking consolidation. There are currently no intentions to develop this site.	HSP38			
HSP39	Westerdale	garage courts	close to local centre		R			Large site, garage courts in good condition although a little evidence of dumping. There are currently no intentions to develop this site.	HSP39			
HSP40	Fletcher Way	pub car park	large area used for parking		R			No other parking nearby. There are currently no intentions to develop this site.	HSP40			
HSP41	Cattsdell/Fletcher Way	garage car sales	in active use	0.224	A			large site, good future prospect.	HSP41		U	N
HSP42	Malvern Way	garage courts	space constraints		R			Garage courts in good condition. There are currently no intentions to develop this site.	HSP42			
HSP43	Malvern Way	garage courts	access issue?		R			Not a good housing site. There are currently no intentions to develop this site.	HSP43			
HSP44	malvern Way	garage courts	good potential end site		R			Garage courts are in good condition. There are currently no intentions to develop this site.	HSP44			
HSP45	Mendip Way	garage courts			R			Garage courts are in use. There are currently no intentions to develop this site.	HSP45			
HSP46	Mendip Way	garage courts	space constraints		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP46			
HSP47	Mendip Way	garage courts	access?		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP47			
HSP48	Borrowdale Court	garage courts	large narrow site		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP48			
HSP49	Eskdale Court	garage courts	large narrow site		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP49			
HSP50	Wharfedale	garage courts	gradient constraints		R			Garage courts are in good condition, in use, potential gradient issue. There are currently no intentions to develop this site.	HSP50			

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						Policy constraints	Physical constraints					
HSP51	Wharfedale	garage courts			R			Garage courts are in use and are in a good condition. There are currently no intentions to develop this site.	HSP51			
HSP52	Wharfedale	garage courts			R			Garage courts are in good condition. There are currently no intentions to develop this site.	HSP52			
HSP53	Sleddale	garage courts	large site, good potential		R			Garage courts are in use. There are currently no intentions to develop this site.	HSP53			
HSP54	Wensleydale	garage courts	small site, in use		R			There are currently no intentions to develop this site.	HSP54			
HSP55	Triton Way	garage courts	space and access constraints		R			Garage courts are in good condition and attached to rear gardens. There are currently no intentions to develop this site.	HSP55			
HSP56	Neptune Drive	garage courts	space constraints		R			Garage courts are in open land. There are currently no intentions to develop this site.	HSP56			
HSP57	Achilles Close	rear gardens	difficult site for residential		R			Gardens are in existing use, also site is too narrow.	HSP57			
HSP58	1 Jupiter Drive	house and garden			R			Built out	HSP58			
HSP59	Pallas Road	garage courts	large site, but needed for flats		R			Good condition and in use	HSP59			
HSP60	Jupiter Drive	Queensway House	new residential development nearby		R			Site has community use. There are currently no plans to develop this site.	HSP60			
HSP61	Juno Road	garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP61			
HSP62	Titan Road	very large garage courts	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP62			
HSP63	Mimas Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP63			
HSP64	Dione Road	large garage court site	good potential, dependent on need for parking		R			Large site, close to town centre. Most garages in good condition. Possible opportunity to reduce numbers - investigate alternative housing and parking arrangements. Consider HSP 61, 62, 63 and 64 together for consolidation.	HSP64			

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						Policy constraints	Physical constraints					
HSP 65	St Pauls Road	resi under construction			R			Built out	HSP 65	9 completed 2372/02 in 04/05.		
HSP66	Corner Farm, Redbourn Road	resi under construction			R			Under construction	HSP66	9 units approved under 1011/06.u/c		
HSP 67	Jupiter Drive JMI School Jupiter Drive	School playinf fields	17 units (developed area 0.57 Ha).	0.57	A			HCC are owners. Vincent and Gorbng are agents/promoters. 0.57 ha of 1.65 ha site is developable. Discussions for 17 units, however no permission granted, therefore design case study capacity estimate used on the area of site that is developable.	HSP 67		U	N
HSP 68	Land at Highfield house	Open space around exisitng property		0.17	A			Site designated as open space. HCC are the site owners and agents/promoters.	HSP 68		G	N

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
HSP1																
HSP2							Site has no designations.									
HSP3																
HSP4																
HSP5																
HSP6																
HSP7																
HSP8																
HSP9																
HSP10																
HSP11																
HSP12																
HSP13																
HSP13a																
HSP14							Site has no designations.									
HSP15																
HSP16																
HSP17							Site has no designations.									
HSP18																
HSP19																
HSP20																
HSP21																
HSP22																
HSP23																
HSP24																
HSP25																
HSP26																
HSP27																
HSP28																
HSP29																
HSP30																
HSP31																
HSP32					√		Site is on open space.									
HSP33																
HSP34																
HSP35																
HSP36																

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
HSP37																
HSP38																
HSP39																
HSP40																
HSP41							Site has no designations.									
HSP42																
HSP43																
HSP44																
HSP45																
HSP46																
HSP47																
HSP48																
HSP49																
HSP50																
HSP51																
HSP52																
HSP53																
HSP54																
HSP55																
HSP56																
HSP57																
HSP58																
HSP59																
HSP60																
HSP61																
HSP62																
HSP63																
HSP64																
HSP 65																
HSP66																
HSP67		√			√		Site designated as open land and open space. School building on site.		√							Next to a listed building.
HSP68		√			√	√	Site designated as social and community facilities. Site designated as open land and open space.		√		√					TPOs on site. Next to a listed building.

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP1	Templemead							HSP1
HSP2	Wheatfield (off Fletcher Way)	0.194	11	7	14	11		HSP2
HSP3	Fletcher Way, opp Thrifffield							HSP3
HSP4	Fletcher Way							HSP4
HSP5	Marchmont Green							HSP5
HSP6	Allandale							HSP6
HSP7	Thumpers							HSP7
HSP8	Little Mimms							HSP8
HSP9	Queensway							HSP9
HSP10	Apollo Way							HSP10
HSP11	Allandale							HSP11
HSP12	Queensway							HSP12
HSP13	Queensway							HSP13
HSP13a	Queensway							HSP13a
HSP14	Queensway	0.176	5	7	11	9		HSP14
HSP15	Queensway							HSP15
HSP16	Normandy Court							HSP16
HSP17	St Pauls Road	0.026	11	1	2	1		HSP17
HSP18	Downside							HSP18
HSP19	Downside							HSP19
HSP20	St Pauls Road							HSP20
HSP21	Cattsdell							HSP21
HSP22	Thumpers							HSP22
HSP23	Thumpers							HSP23
HSP24	Thumpers							HSP24
HSP25	Thumpers							HSP25
HSP26	Randalls Rise							HSP26
HSP27	Bowyers							HSP27
HSP28	Randalls Rise							HSP28
HSP29	Taverners							HSP29
HSP30	Great Heart							HSP30
HSP31	Allandale							HSP31
HSP32	Tyleden Close	0.148	7	9	16	12		HSP32
HSP33	Paston Road							HSP33
HSP34	Paston Road							HSP34
HSP35	Bowmans Court							HSP35
HSP36	Bathurst Road							HSP36
HSP37	Fletcher Way							HSP37
HSP38	Cambrian Way							HSP38
HSP39	Westerdale							HSP39
HSP40	Fletcher Way							HSP40
HSP41	Cattsdell/Fletcher Way	0.224	14	7	12	10		HSP41
HSP42	Malvern Way							HSP42
HSP43	Malvern Way							HSP43
HSP44	malvern Way							HSP44
HSP45	Mendip Way							HSP45
HSP46	Mendip Way							HSP46
HSP47	Mendip Way							HSP47
HSP48	Borrowdale Court							HSP48
HSP49	Eskdale Court							HSP49
HSP50	Wharfedale							HSP50
HSP51	Wharfedale							HSP51
HSP52	Wharfedale							HSP52

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
HSP53	Sleddale							HSP53
HSP54	Wensleydale							HSP54
HSP55	Triton Way							HSP55
HSP56	Neptune Drive							HSP56
HSP57	Achilles Close							HSP57
HSP58	1 Jupiter Drive							HSP58
HSP59	Pallas Road							HSP59
HSP60	Jupiter Drive							HSP60
HSP61	Juno Road							HSP61
HSP62	Titan Road							HSP62
HSP63	Mimas Road							HSP63
HSP64	Dione Road							HSP64
HSP 65	St Pauls Road							HSP 65
HSP66	Corner Farm, Redbourn Road							HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	19	35	27		HSP 67
HSP 68	Land at Highfield house	0.17	11	6	12	9		HSP 68

Highfield St Pauls Ward

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+)	
HSP1								
HSP2			M-L	L	M-H		6-10 years	The site is currently an area of open, overgrown scrubland lined between residential Council properties. The site is likely to be able to accommodate a small scale residential scheme potentially flatted and likely to prove attractive to a local housebuilder. Planning issues are rights to light and overlooking from surrounding residential properties. The area is currently fenced off and looks like it could be in single ownership.
HSP3								
HSP4								
HSP5								
HSP6								
HSP7								
HSP8								
HSP9								
HSP10								
HSP11								
HSP12								
HSP13								
HSP13a								
HSP14			M-L	H	L		No Phasing	The site is currently a Jet Petrol Station along with a Budget Rent-a-Car premises. Planning issues are likely to involve loss of retail and employment amenity along with loss of employment space. There will need to be relocation of existing businesses and potentially land remediation costs associated with use as a petrol station. Were the site to come forward for development, it is likely to be able to accommodate a flatted scheme of a number of units. Likely to prove attractive to a local housebuilder.
HSP15								
HSP16								

Highfield St Pauls Ward

HSP41			M-L	M	M		No Phasing	The site is currently Hardings Renault car showroom and MOT centre. Several constraints to development here namely loss of employment and ownership issues on the site. Also ground contamination issues associated with the MOT centre along with rights to light and overlooking issues from surrounding residential properties. The site is prominently a corner site and may be attractive to local developers. Potential for some flatted development.
HSP42								
HSP43								
HSP44								
HSP45								
HSP46								
HSP47								
HSP48								
HSP49								
HSP50								
HSP51								
HSP52								
HSP53								
HSP54								
HSP55								
HSP56								
HSP57								
HSP58								
HSP59								
HSP60								
HSP61								
HSP62								
HSP63								
HSP64								
HSP 65								
HSP66								
HSP 67			M	M-H	M		6-10 years	The site is currently a primary school and school fields. Likely to be planning constraints including loss of education facility and amenity. Rights to light and overlooking issues from surrounding residential properties. Were the site to come forward for development it would be able to provide a small scale residential scheme of low to medium density houses.
HSP 68			M	L	M-H		No phasing	The site is open green scrubland next door to the adjacent primary school and will be able to accommodate a small residential block, likely to prove attractive to local housebuilders. Developer intention unknown.

Highfield St Pauls Ward

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						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HSP1	Templemead																HSP1
HSP2	Wheatfield (off Fletcher Way)	0.194	11	U	N			7	14								HSP2
HSP3	Fletcher Way, opp Thriftfield																HSP3
HSP4	Fletcher Way																HSP4
HSP5	Marchmont Green																HSP5
HSP6	Allandale																HSP6
HSP7	Thumpers																HSP7
HSP8	Little Mimms																HSP8
HSP9	Queensway																HSP9
HSP10	Apollo Way																HSP10
HSP11	Allandale																HSP11
HSP12	Queensway																HSP12
HSP13	Queensway																HSP13
HSP13a	Queensway																HSP13a
HSP14	Queensway	0.176	5	U	N									7	11		HSP14
HSP15	Queensway																HSP15
HSP16	Normandy Court																HSP16
HSP17	St Pauls Road	0.026	11	U	N									1	2		HSP17
HSP18	Downside																HSP18
HSP19	Downside																HSP19
HSP20	St Pauls Road																HSP20
HSP21	Cattsdell																HSP21
HSP22	Thumpers																HSP22
HSP23	Thumpers																HSP23
HSP24	Thumpers																HSP24
HSP25	Thumpers																HSP25
HSP26	Randalls Rise																HSP26
HSP27	Bowyers																HSP27
HSP28	Randalls Rise																HSP28
HSP29	Taverners																HSP29
HSP30	Great Heart																HSP30
HSP31	Allandale																HSP31
HSP32	Typleden Close	0.148	7	U	N									9	16		HSP32
HSP33	Paston Road																HSP33
HSP34	Paston Road																HSP34
HSP35	Bowmans Court																HSP35
HSP36	Bathurst Road																HSP36
HSP37	Fletcher Way																HSP37
HSP38	Cambrian Way																HSP38
HSP39	Westerdale																HSP39
HSP40	Fletcher Way																HSP40
HSP41	Cattsdell/Fletcher Way	0.224	14	U	N									7	12		HSP41
HSP42	Malvern Way																HSP42
HSP43	Malvern Way																HSP43
HSP44	malvern Way																HSP44
HSP45	Mendip Way																HSP45
HSP46	Mendip Way																HSP46
HSP47	Mendip Way																HSP47
HSP48	Borrowdale Court																HSP48
HSP49	Eskdale Court																HSP49
HSP50	Wharfedale																HSP50
HSP51	Wharfedale																HSP51
HSP52	Wharfedale																HSP52

Highfield St Pauls Ward

Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15		15+ years		No		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
HSP53	Sleddale																HSP53
HSP54	Wensleydale																HSP54
HSP55	Triton Way																HSP55
HSP56	Neptune Drive																HSP56
HSP57	Achilles Close																HSP57
HSP58	1 Jupiter Drive																HSP58
HSP59	Pallas Road																HSP59
HSP60	Jupiter Drive																HSP60
HSP61	Juno Road																HSP61
HSP62	Titan Road																HSP62
HSP63	Mimas Road																HSP63
HSP64	Dione Road																HSP64
HSP 65	St Pauls Road																HSP 65
HSP66	Corner Farm, Redbourn Road																HSP66
HSP 67	Jupiter Drive JMI School Jupiter Drive	0.57	2	U	N			19	35								HSP 67
HSP 68	Land at Highfield house	0.17	11	G	N									6	12		HSP 68
					Total Urban	0	0	27	49	0	0	0	0	24	40		
					Total Greenfield	0	0	0	0	0	0	0	0	6	12		
					Total >5ha	0	0	0	0	0	0	0	0	0	0		
					Total	0	0	27	49	0	0	0	0	30	52		