

# Berkhamsted

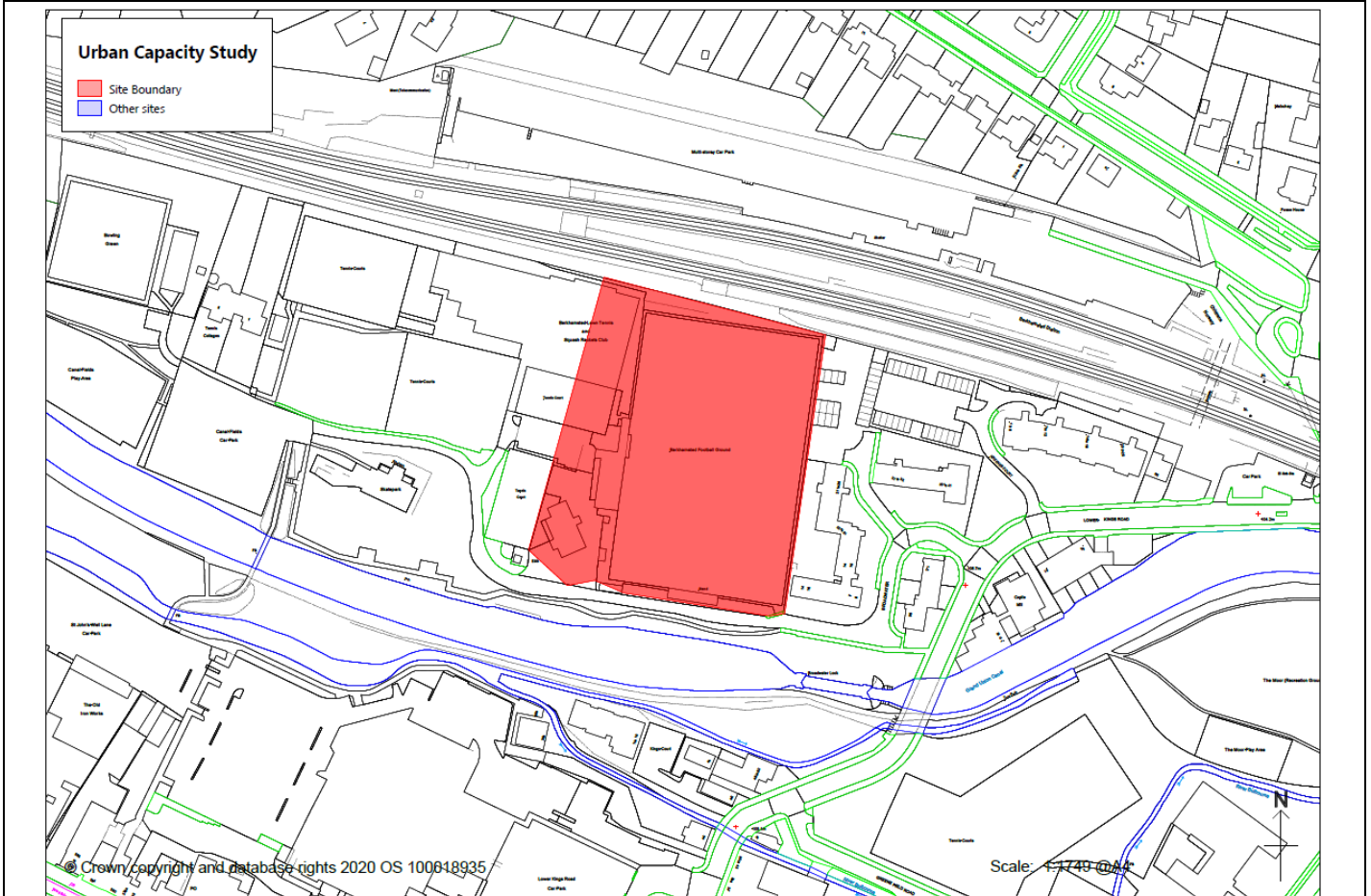
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## Berk01 - Berkhamsted FC, Broadwater

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR01	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.13	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Sports Facilities		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Open Land		

### Site Map



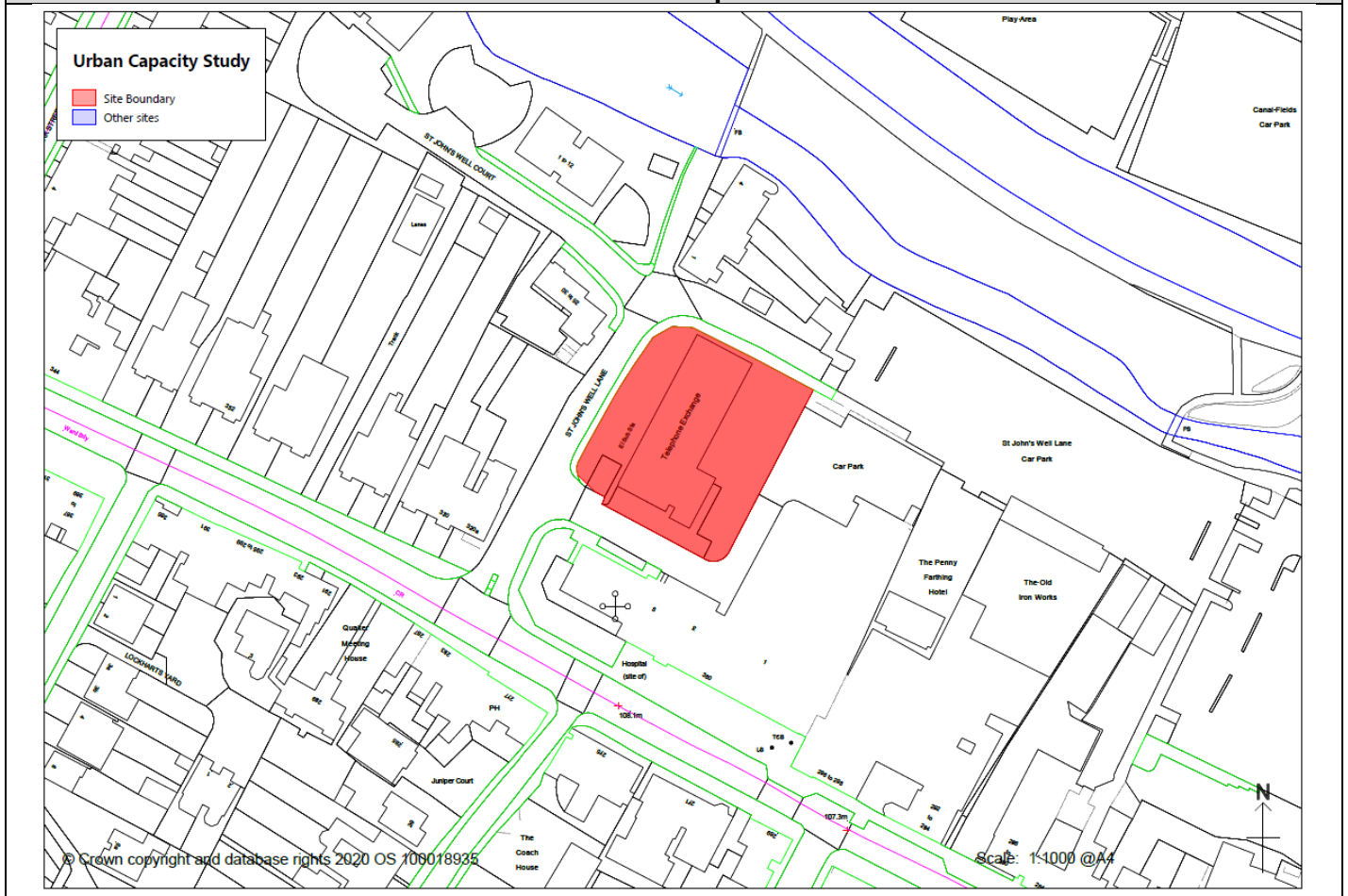
## **Berk01 - Berkhamsted FC, Broadwater**

<b>Assessment of Constraints</b>			
Conservation Area	Site is adjacent to Berkhamsted conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is approximately 200 metres to the west of Berkhamsted Castle wildlife site.		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 1		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	113 dwellings		
<b>Suitability</b>	Suitable subject to the successful relocation of existing uses to an appropriate location.		
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk02 - Telephone Exchange

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR02	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.17	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential, Retail		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Berk02 - Telephone Exchange

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site may impact upon the setting of the Lamb Public House and Boxwell House		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3 (0.01 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	17 dwellings		
<b>Suitability</b>	Suitable subject to the successful relocation of existing uses to an appropriate location.		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk03 - Greene Field Road

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR03	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.03	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use excluding residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Berk03 - Greene Field Road

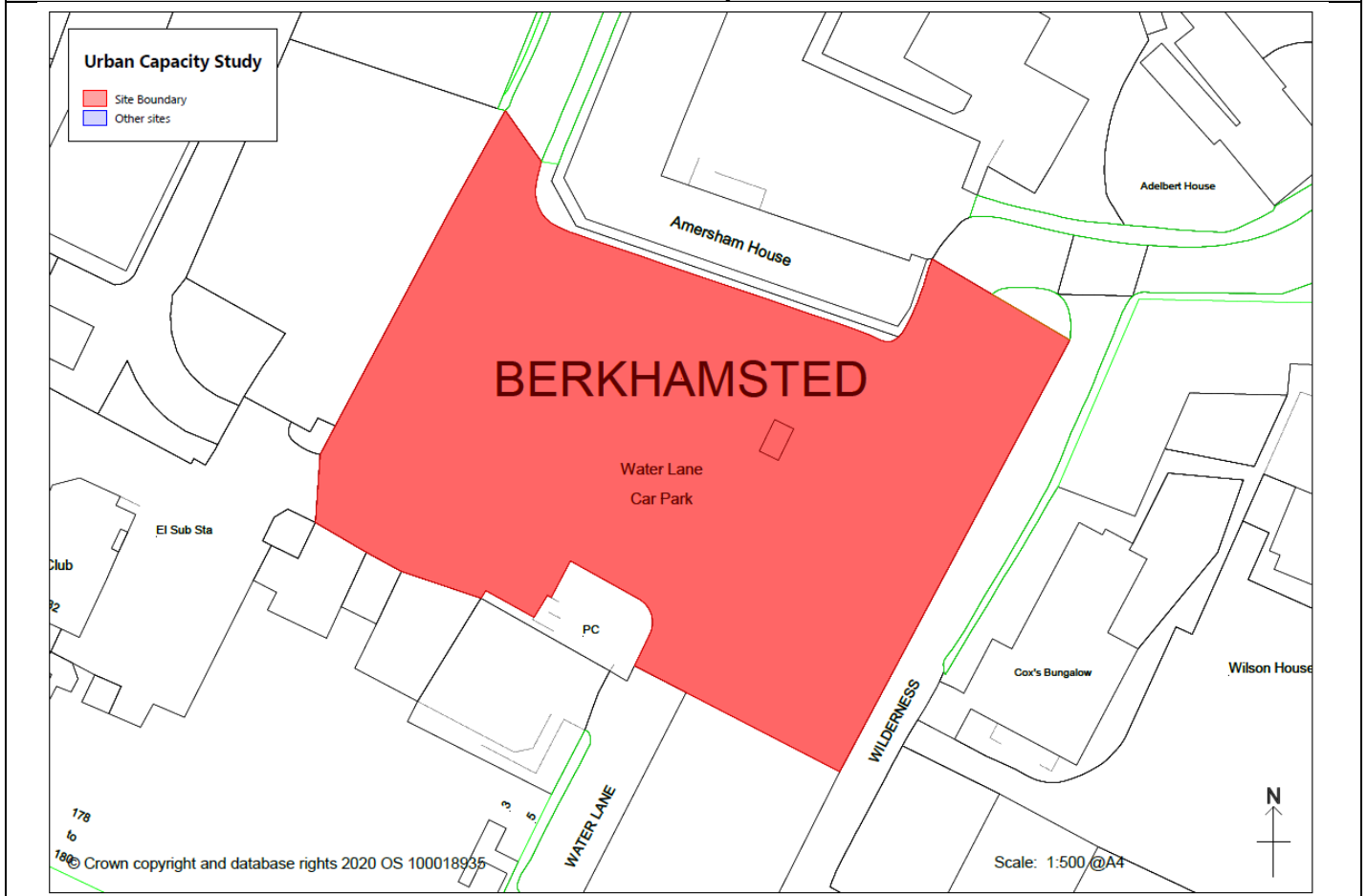
<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site may impact upon the setting of the Old Town Hall		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.2km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is approximately 300 metres to the south-west of Berkhamsted Castle wildlife site.		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 1		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	1 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		



## Berk04 - Water Lane Car Park

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR04	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.32	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Car Park		
<b>Adjacent Use(s)</b>	Mixed Use excluding residential		
<b>Policies Map Designation</b>	Proposed Shopping Site		

### Site Map



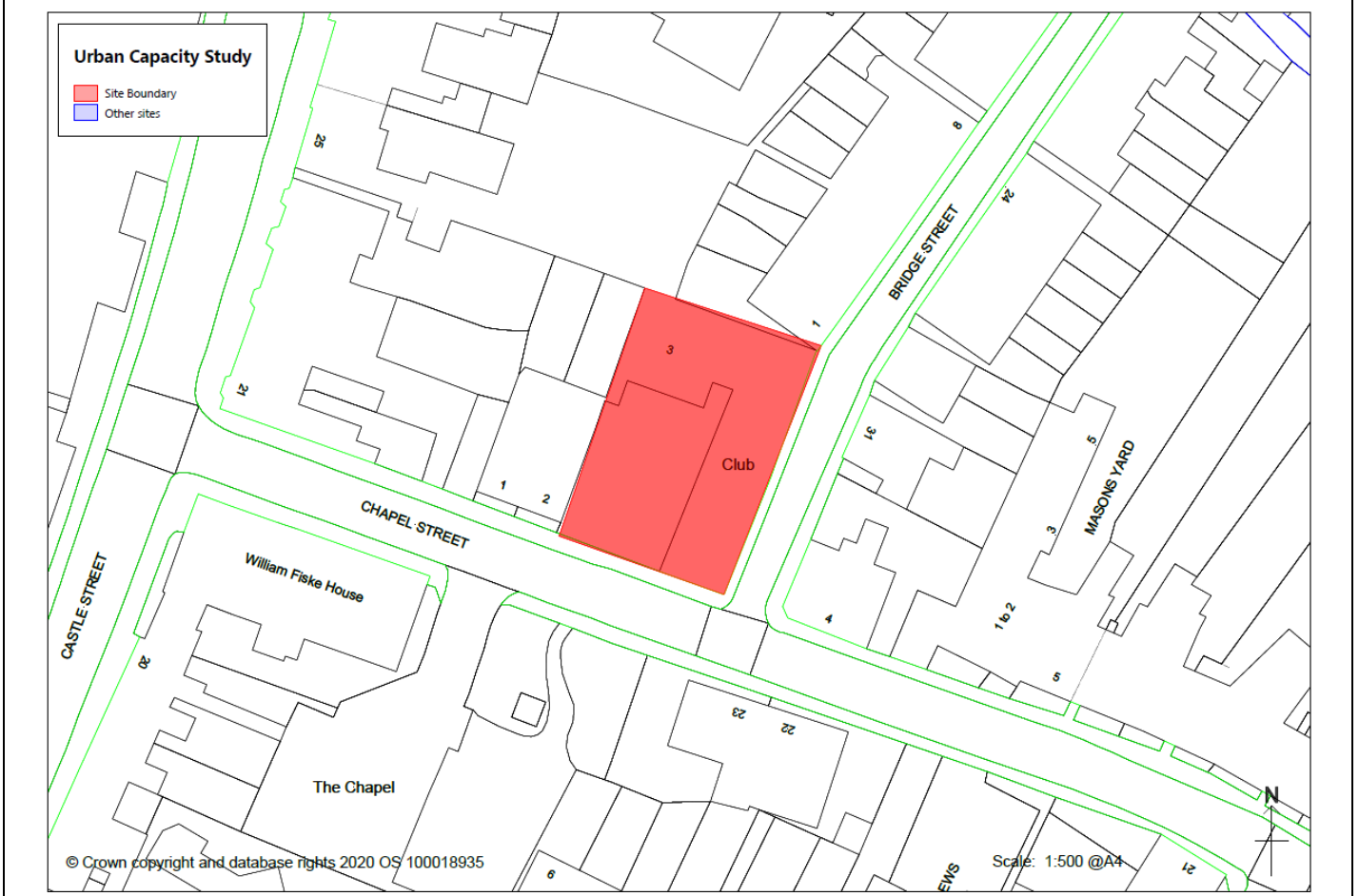
## Berk04 - Water Lane Car Park

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site may impact upon the setting of the Old Town Hall		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.4km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is approximately 280 metres to the south-west of Berkhamsted Castle wildlife site.		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 1		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	32 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk05 - Junction of Chapel Street and Bridge Street

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR05	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.06	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

**Site Map**



## **Berk05 - Junction of Chapel Street and Bridge Street**

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.4km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is approximately 220 metres to the south of Berkhamsted Castle wildlife site.		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	2 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk06 - St Katherine's Way

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted Castle
<b>Previous/Old Reference</b>	BR06	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.12	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Public Open Space		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Berk06 - St Katherine's Way

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 0.85km to the south-east of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is approximately 340 metres to the south-east of the Paddocks by New Road		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	It is unclear how suitable access can be provided to the site.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	4 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk07 - Land to the rear of 163 High Street

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted East
<b>Previous/Old Reference</b>	BR07	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.1	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment, Residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Berk07 - Land to the rear of 163 High Street

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site may impact upon the setting of 163 and 165 High St/173 High St		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.4km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 1		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	3 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		



## Berk08 - Chesham Road

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted East
<b>Previous/Old Reference</b>	BR08	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.05	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Sports Facilities		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



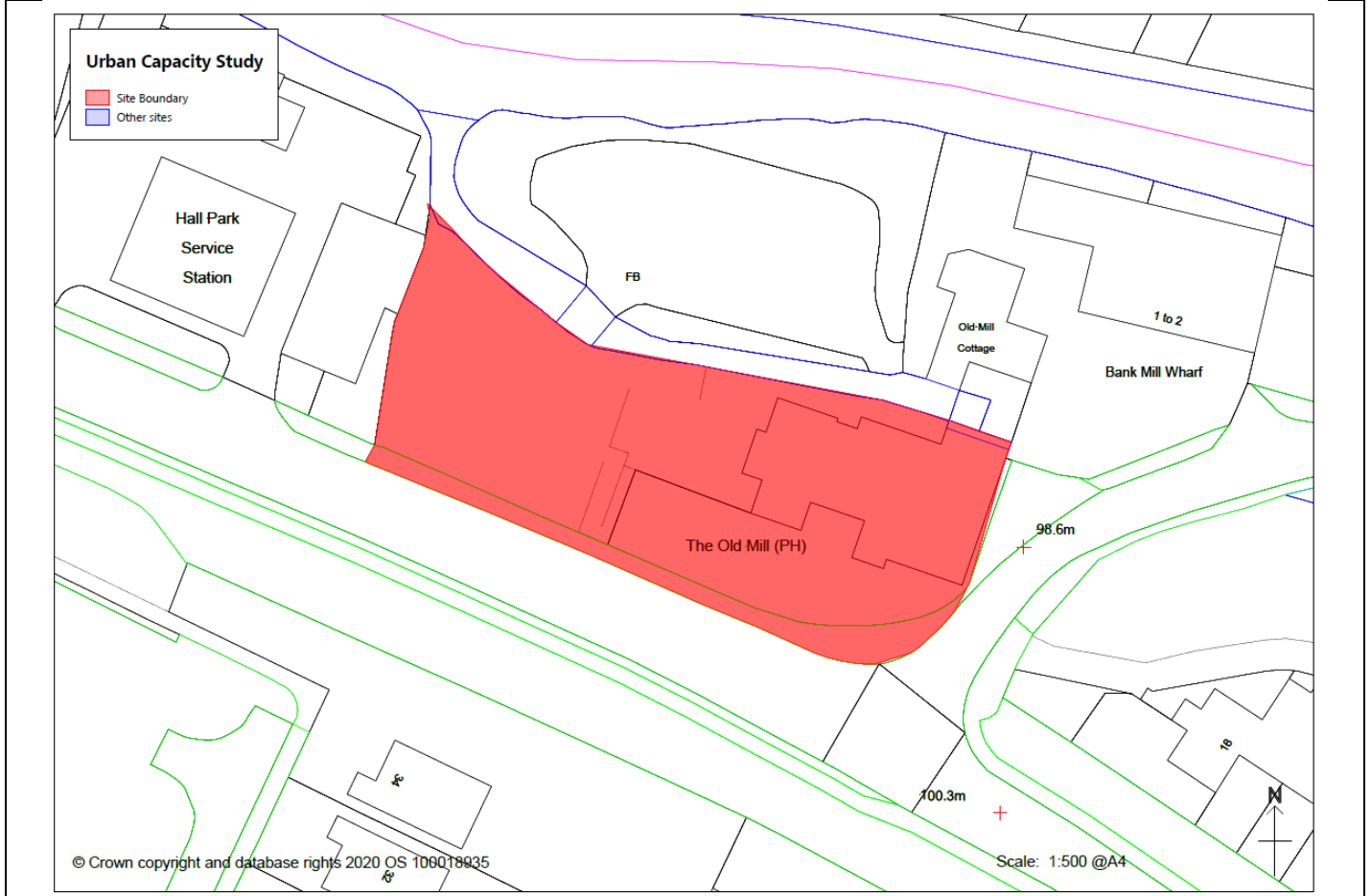
## Berk08 - Chesham Road

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site may impact upon the setting of a number of listed buildings on the High Street.		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.4km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 1		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	2 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk09 - The Old Mill Public House

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted East
<b>Previous/Old Reference</b>	BR09	<b>Source</b>	Call for Sites
<b>Site Area (hectares)</b>	0.18	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Retail (Café/Restaurant/Public House)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



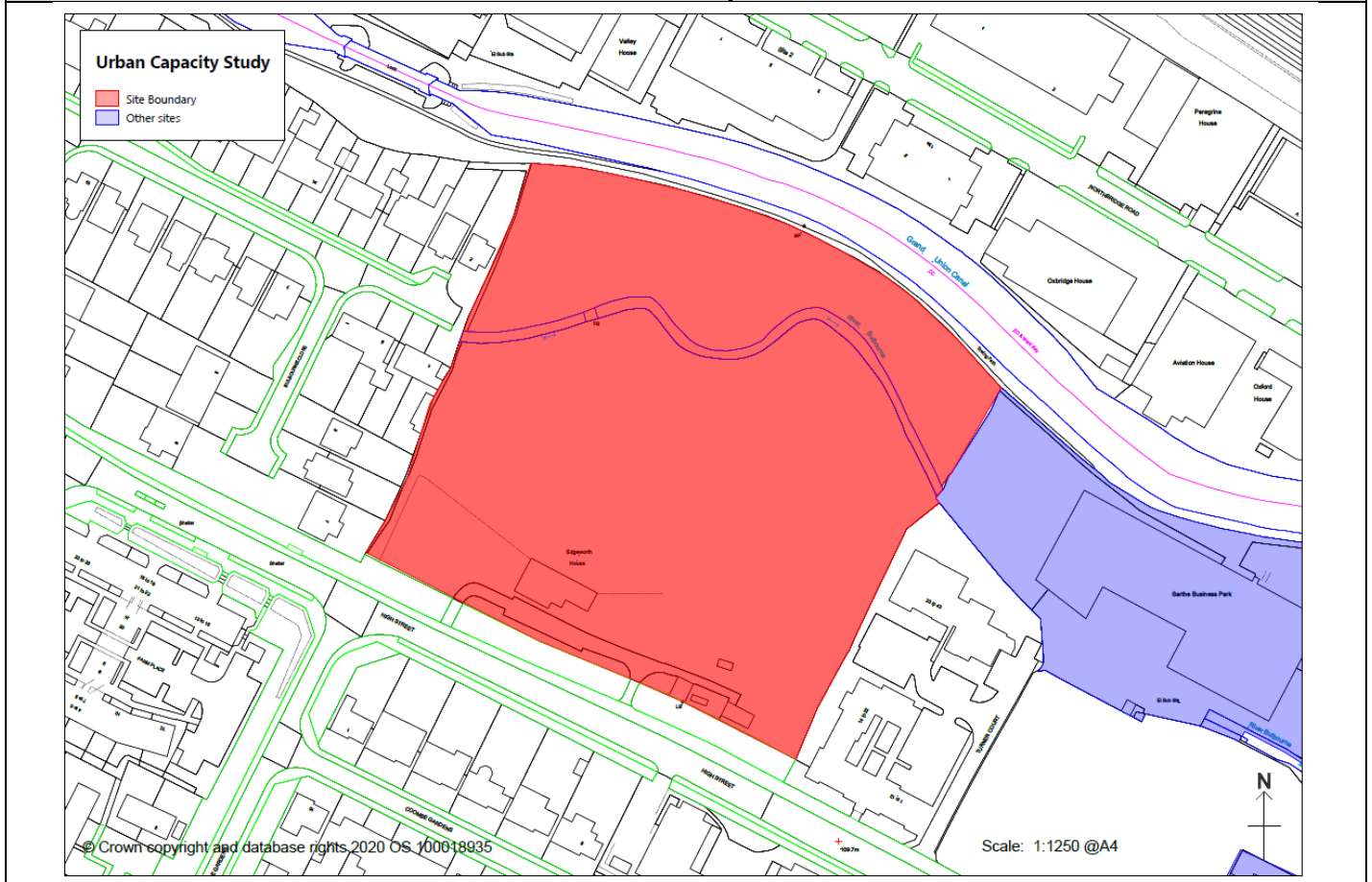
## Berk09 - The Old Mill Public House

<b>Assessment of Constraints</b>			
Conservation Area	Site is wholly within Berkhamsted conservation area		
Listed Buildings	Site contains the following listed buildings Old Mill House Hotel		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 2.6km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is not located within any Source Protection Zones		
Flood Zones 2/3	A small part of the site is affected by Flood Zones 2 and 3 (0.001 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0.05 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	13 dwellings		
<b>Suitability</b>	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk10 - Edgeworth House, High Street

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted West
<b>Previous/Old Reference</b>	BR10	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.9	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Mixed Use, excluding residential		
<b>Adjacent Use(s)</b>	Residential, Employment		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



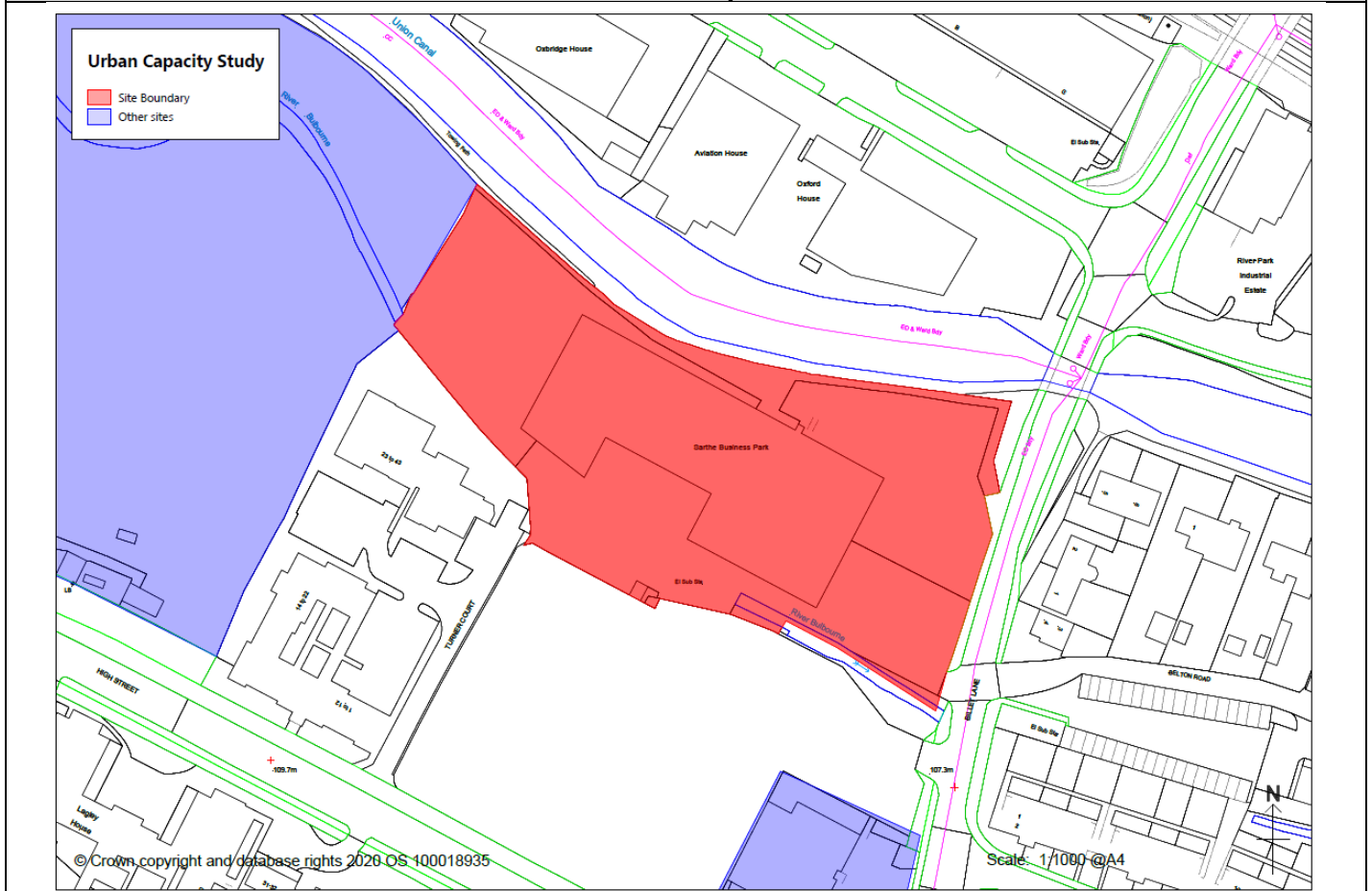
## Berk10 - Edgeworth House, High Street

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site contains the following listed buildings Edgeworth House		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 1.1km to the south-east of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	There are Tree Preservation Orders within or on the boundary of the site		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	Part of the site is affected by Flood Zones 2 and 3 (0.6 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>1.9 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	0 dwellings		
<b>Suitability</b>	Unsuitable: The cumulative impact of historic, environmental and other constraints result in the site having limited or no development potential.		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk11 - Sarthe Business Park, Billet Lane (Jewson site)

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted West
<b>Previous/Old Reference</b>	BR11	<b>Source</b>	Call for Sites
<b>Site Area (hectares)</b>	0.78	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment, Residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## **Berk11 - Sarthe Business Park, Billet Lane (Jewson site)**

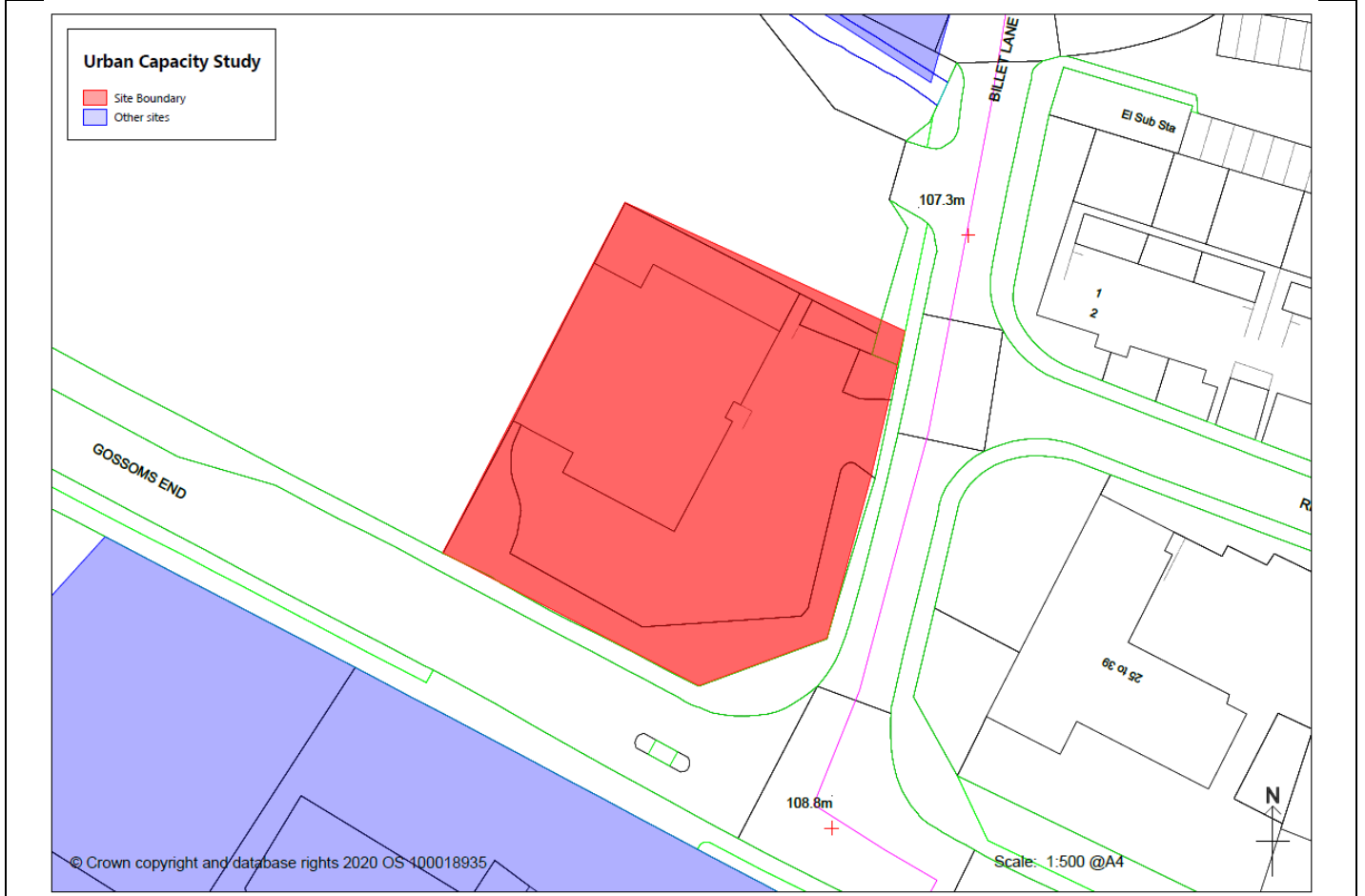
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 1.2km to the south-east of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	There are Tree Preservation Orders within or on the boundary of the site		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	Part of the site is affected by Flood Zones 2 and 3 (0.3 hectares)		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0.27 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	50 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		



## Berk12 - Junction of High Street and Billet Lane (Majestic Wine)

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted West
<b>Previous/Old Reference</b>	BR12	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.18	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential, Employment		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



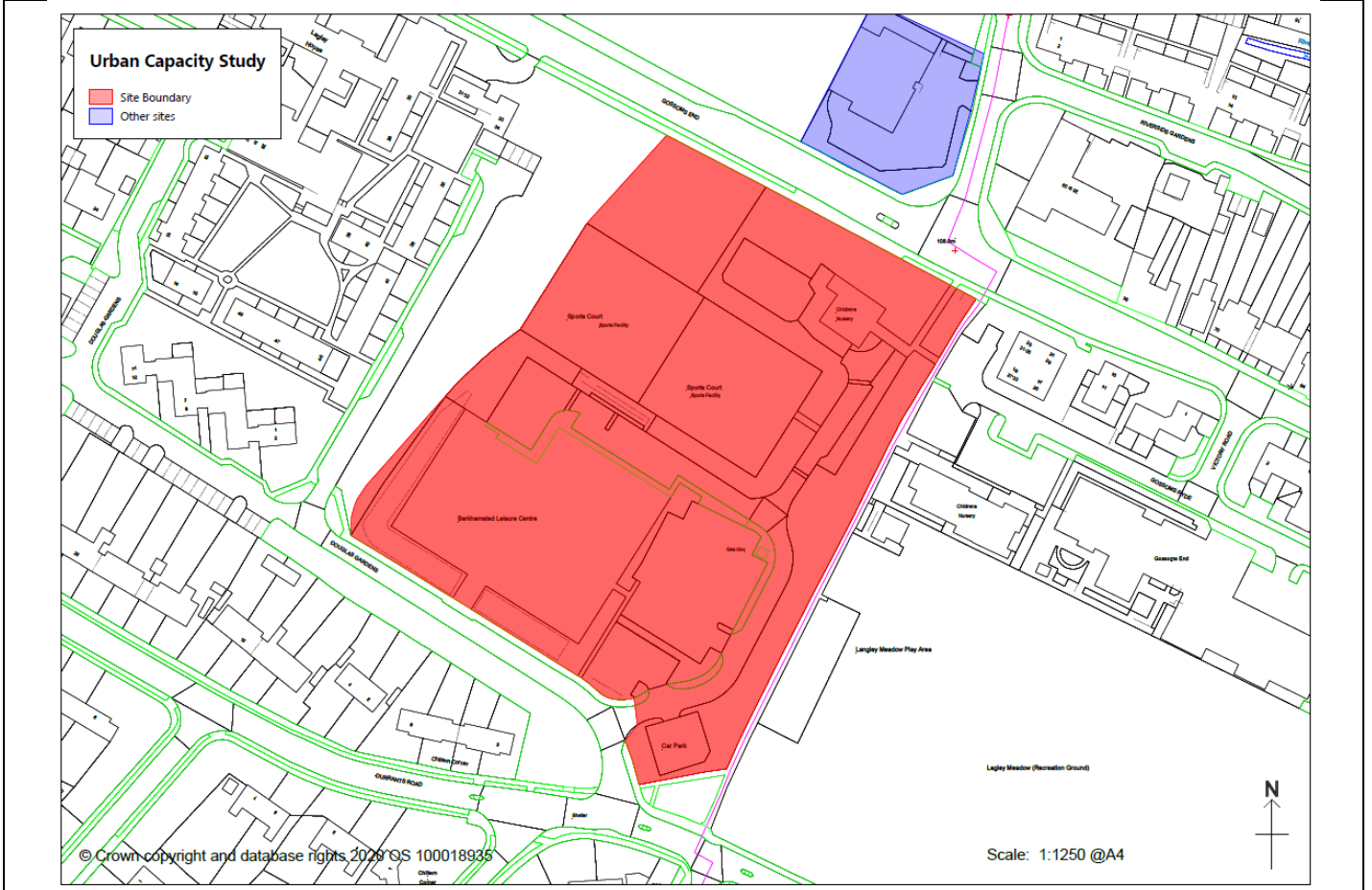
## **Berk12 - Junction of High Street and Billet Lane (Majestic Wine)**

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is wholly within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 1.3km to the south-east of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	There are Tree Preservation Orders within or on the boundary of the site		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	100 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	17 dwellings		
<b>Suitability</b>	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk13 - Berkhamsted Sports Centre

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Berkhamsted West
<b>Previous/Old Reference</b>	BR13	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	1.73	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Residential, Social and community		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



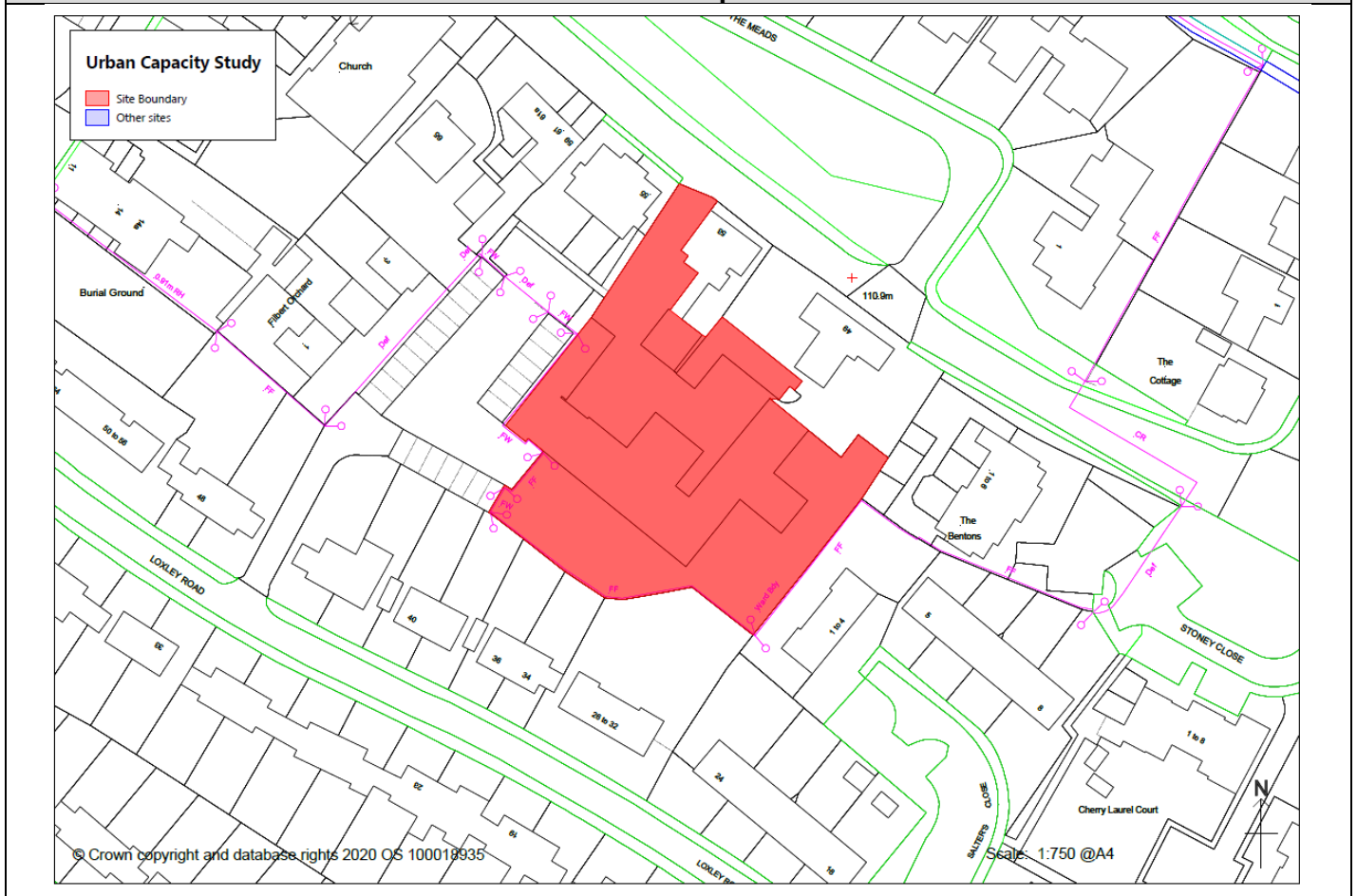
## Berk13 - Berkhamsted Sports Centre

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is adjacent to an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 1.4km to the south-east of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 2		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	69 dwellings		
<b>Suitability</b>	Suitable subject to the successful relocation of existing uses to an appropriate location.		
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Berk14 - Land to the rear of 49a High Street

<b>Settlement</b>	Berkhamsted and Northchurch	<b>Ward</b>	Northchurch
<b>Previous/Old Reference</b>	BR14	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.26	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Mixed Use, including residential		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Berk14 - Land to the rear of 49a High Street

<b>Assessment of Constraints</b>			
Conservation Area	Site partly overlaps with Berkhamsted conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is adjacent to an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is approximately 1km to the south of Chiltern Beechwoods SAC.		
Wildlife Sites	The site is not within 400m of a designated wildlife site		
Nature Reserves	The site is not within 400m of a Local or National Nature Reserve		
Chilterns AONB	Development of this site is unlikely to impact the setting of the AONB		
Tree Preservation Orders	The site does not contain any Tree Preservation Orders		
Source Protection Zones	The site is within Source Protection Zones 3		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management Areas	The site is within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
<b>Deduction for constraints</b>	<b>0.02 hectares</b>		
<b>Density (gross) attributed to site</b>	40 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	9 dwellings		
<b>Suitability</b>	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
<b>Availability</b>	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		