Bovingdon

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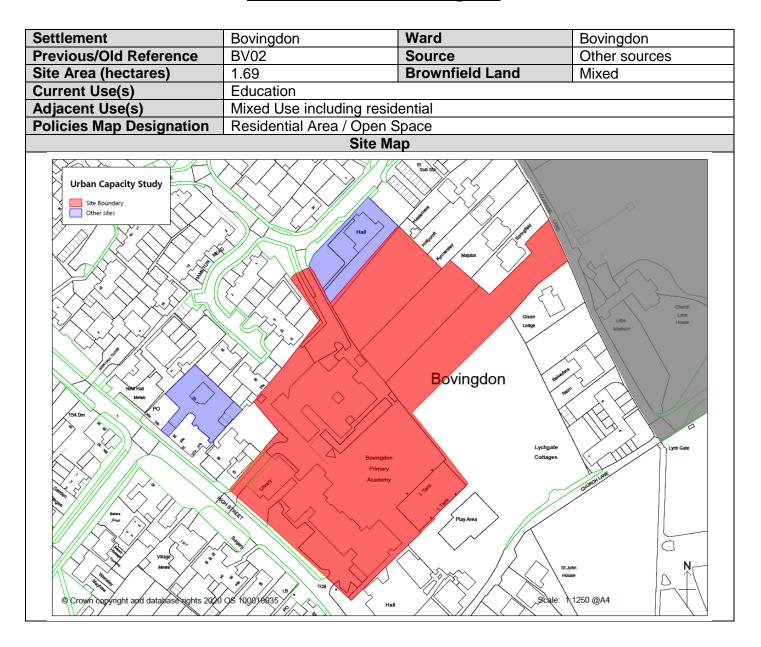
Bov01 - High Street (r/o Nos. 33A-37B)

Cattlement	Davingdon	Mond	Davinadan	
Settlement Previous/Old Reference	Bovingdon	Ward	Bovingdon Old SHLAA	
	BV01	Source		
Site Area (hectares)	0.09 Brownfield Land Yes			
Current Use(s)	Mixed Use, excluding resi			
Adjacent Use(s)	Mixed use including resid			
Policies Map Designation	Town Centre / Local Cent			
	Site Ma	ар		
Urban Capacity Study			,	
Site Boundary Other sites			75	
Ren Hell Close	***************************************			
New Hall Mews PO 154.0m				
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Bov01 - High Street (r/o Nos. 33A-37B)

Assessment of Constraints				
Conservation Area	Site is adjacent to Bovingdon conservation area			
Listed Buildings	Site may impact upon the s	Site may impact upon the setting of East Wing at No 31/39 and 41 High		
	St/The Ryder Memorial			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up			
Gardens		•		
Archaeology	Site is wholly within an Area	a of Archaeological Signi	ficance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m	of a SSSI		
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is not within 400m	of a designated wildlife s	ite	
Nature Reserves	The site is not within 400m	of a Local or National Na	ature Reserve	
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB	
Tree Preservation Orders	The site does not contain a		ders	
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	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Grade 3			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0 hectares			
constraints				
			/EL /	
Density (gross)	50 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	A share Historia	development		
Estimated Development	4 dwellings			
Potential				
Suitability	Unquitable: Site is unlikely	to deliver five or more du	wellings	
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings It is unknown at this stage if the site is available for development as it has not			
Availability	been actively promoted.			
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats			
Admicvability	Total is generally viable to di	chiver riouses of a mixtur	o or riouses aria riats	

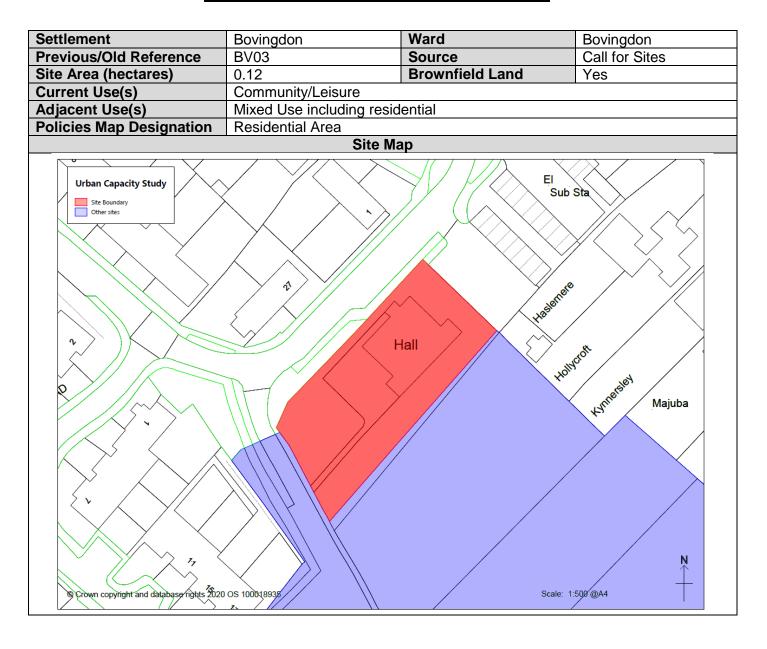
Bov02 - Land east of High St



Bov02 - Land east of High St

	Assessment of (Constraints	
Conservation Area	Site is wholly within Bovingdon conservation area		
Listed Buildings	Site may impact upon the setting of Church Gate Chruch Lane House		
Scheduled Monuments	Site is unlikely to impact up		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site partly overlaps with an		Significance
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m	<u> </u>	
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	There are Tree Preservation		e boundary of the site
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	•	
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	Grade 3		
Article 4 Direction	This site is not subject to ar	n existing or emerging A	rticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	50 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site		development	
Estimated Development	84 dwellings		
Potential			
Cuitobility	Cuitable aubient to the cuita	pooful releastion of svice	ting upon to an appropriate
Suitability	Suitable subject to the successful relocation of existing uses to an appropriate location.		
Availability		nect that the cite could b	oo mada ayailahla for
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
Acinevability	Tolle is generally viable to di	Ciivei nouses oi a miktui	to di fiduses affu fiats

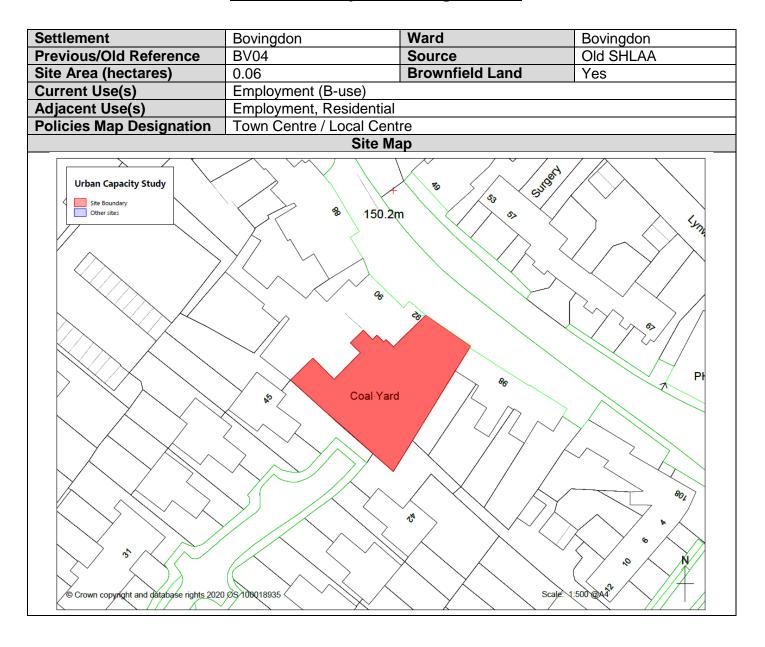
Bov03 - Scout Hall, St. Lawrence Close



Bov03 - Scout Hall, St. Lawrence Close

Assessment of Constraints				
Conservation Area	Site is adjacent to Bovingdon conservation area			
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m	•		
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		_	
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ad			
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	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Grade 3			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0 hectares			
constraints				
Donoity (groce)	40 dwellings per besters	Suitable types of	Houses	
Density (gross) attributed to site	40 dwellings per hectare	development	Houses	
Estimated Development	4 dwellings	developilient		
Potential	awaiiiiga			
. Otomiai				
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vellings	
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings There is a reasonable prospect that the site could be made available for			
, , , , , , , , , , , , , , , , , , , ,	development.			
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats			
,	, , , , , , , , , , , , , , , , , , , ,			

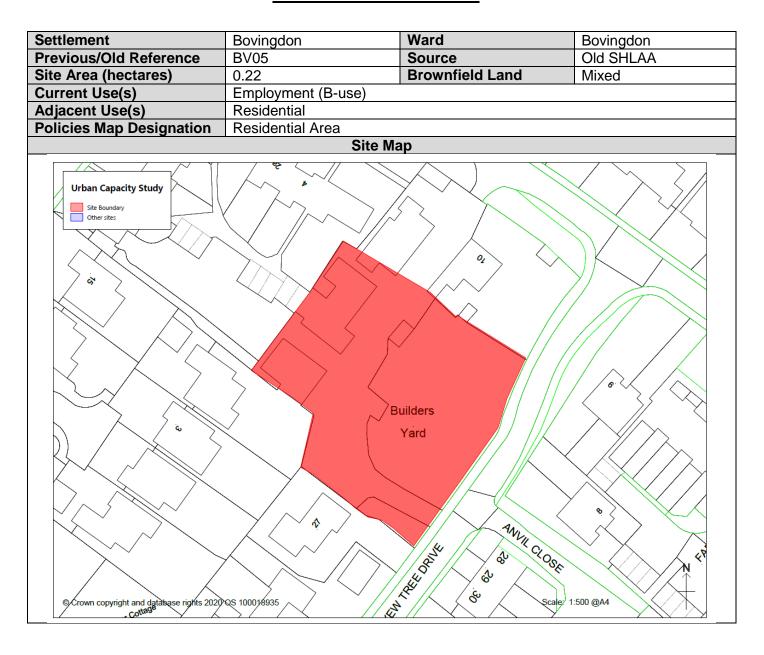
Bov04 - Coal yard off High Street



Bov04 - Coal yard off High Street

	Assessment of (Constraints		
Conservation Area	Site is wholly within Bovingdon conservation area			
Listed Buildings	Site may impact upon the s	Site may impact upon the setting of Bovingdon Cottage Tumbleweed		
-	Cottage/The Wheatsheaf Public House			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens		-		
Archaeology	Site is wholly within an Area	a of Archaeological Signi	ficance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is not within 400m	of a designated wildlife s	iite	
Nature Reserves	The site is not within 400m	of a Local or National Na	ature Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		ders	
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	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Grade 3			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0 hectares			
constraints				
			(E)	
Density (gross)	50 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	O share like as	development		
Estimated Development	3 dwellings			
Potential				
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	wellings	
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings It is unknown at this stage if the site is available for development as it has not			
Availability	been actively promoted.			
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats			
Admicvability	Totalis generally viable to di	chiver riouses of a mixtur	o or riouses aria riats	

Bov05 - Yew Tree Drive



Bov05 - Yew Tree Drive

Assessment of Constraints			
Conservation Area	Site partly overlaps with Bovingdon conservation area		
Listed Buildings	Site may impact upon the setting of Yew Tree Farm		
Scheduled Monuments	Site is unlikely to impact up		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is adjacent to an Area		cance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is	<u> </u>	
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
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	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Daniel (mass)	140 1 111	Ouitable towers of	
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site Estimated Development	8 dwellings	development	
Potential	o dweilings		
Potential			
Suitability	Suitable for further conside	ration	
Availability	It is unknown at this stage if the site is available for development as it has not		
Availability	been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
. io.no rabinity	1 S.13 to goriorally viable to d	S SI HOUSES OF A HINKUIN	c coucce and nate

Bov06 - Private gardens to the rear of Church Street

Settlement	Bovingdon	Ward	Bovingdon
Previous/Old Reference	BV06	Source	Old SHLAA
Site Area (hectares)	0.51	Brownfield Land	No No
Current Use(s)	Private garden land		INO
Adjacent Use(s)	Open land Deciden	tio!	
Policies Map Designation	Open land, Resider Residential Area	ıllal	
Policies Map Designation		ita Man	
	3	ite Map	
Urban Capacity Study Site Boundary Other sites Church Sta			
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Bov06 - Private gardens to the rear of Church Street

Assessment of Constraints			
Conservation Area	Site is wholly within Bovingdon conservation area		
Listed Buildings	Site may impact upon the setting of Bull Cottages and Forge Cottage		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is adjacent to an Area		cance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
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 not within 800m of a designated AQMA		
Agricultural Land Quality	Grade 3		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site		development	
Estimated Development	20 dwellings		
Potential			
Cuitability	Handitable. There is no said	ting cocce to the site -	nd it is upplear become
Suitability	Unsuitable: There is no existing access to the site and it is unclear how safe		
Availability	and suitable access could be provided.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
Acilicvability	Totte is generally viable to di	enver nouses of a mixtur	e oi nouses and nais