

# Hemel Hempstead

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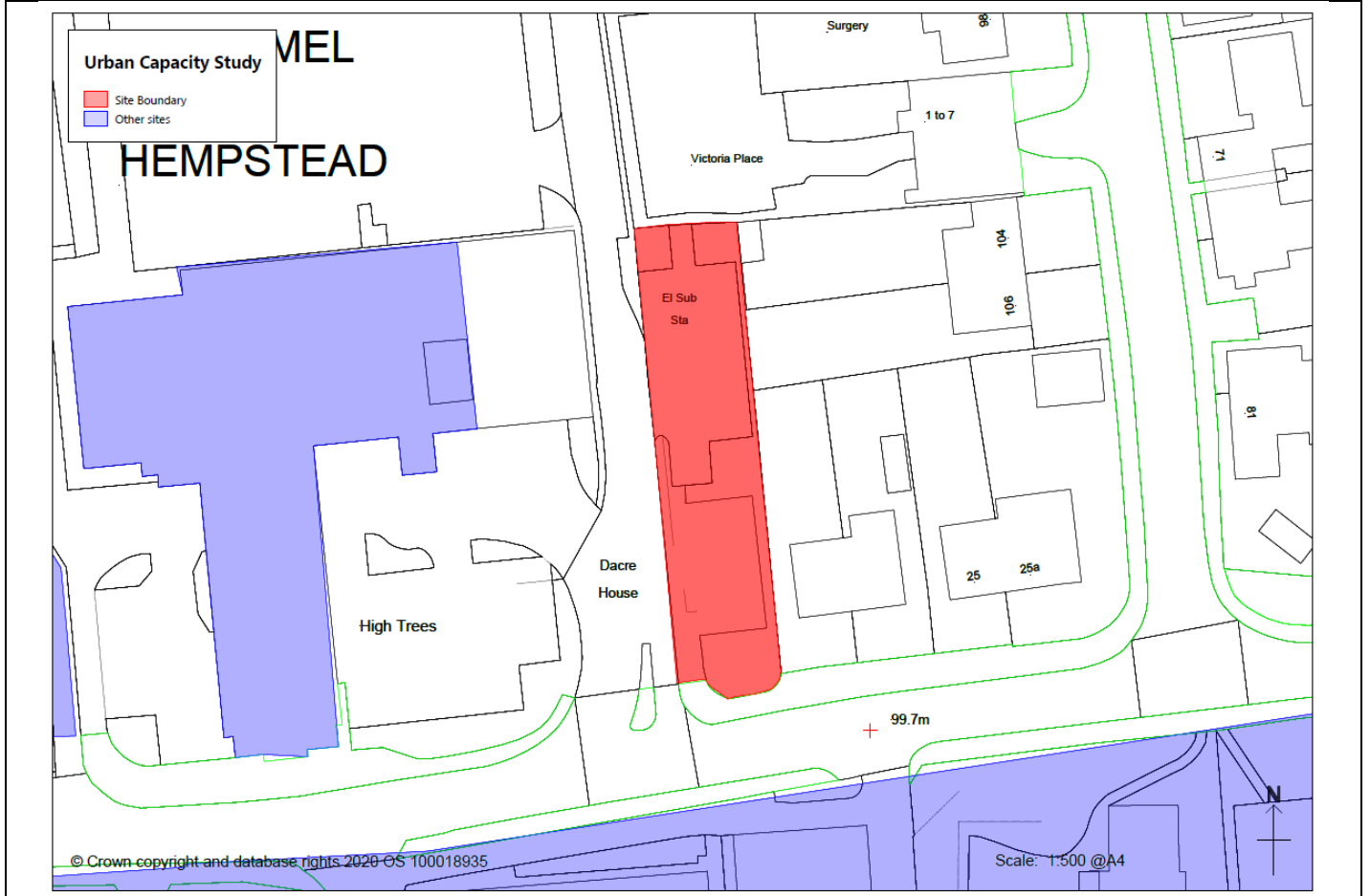
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## Hemel01 - Dacre House, Hillfield Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH01	<b>Source</b>	Brownfield Land Register
<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>	Employment, Residential, Hospital		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



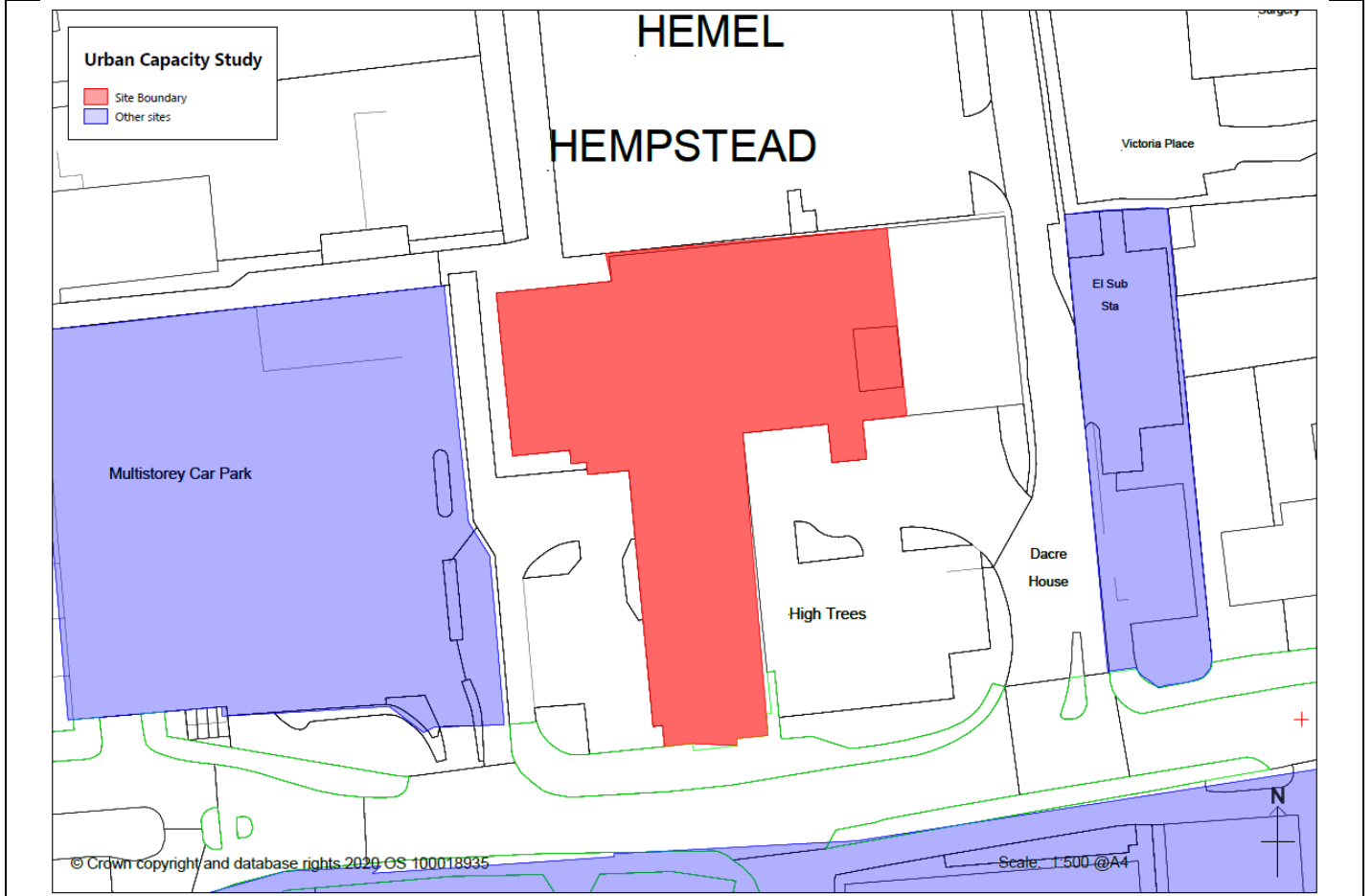
## Hemel01 - Dacre House, Hillfield Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 330 metres to the north-west of Paradise Fields.		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	7 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel02 - High Trees, Hillfield Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH02	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.14	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment, Hospital		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Hemel02 - High Trees, Hillfield Road

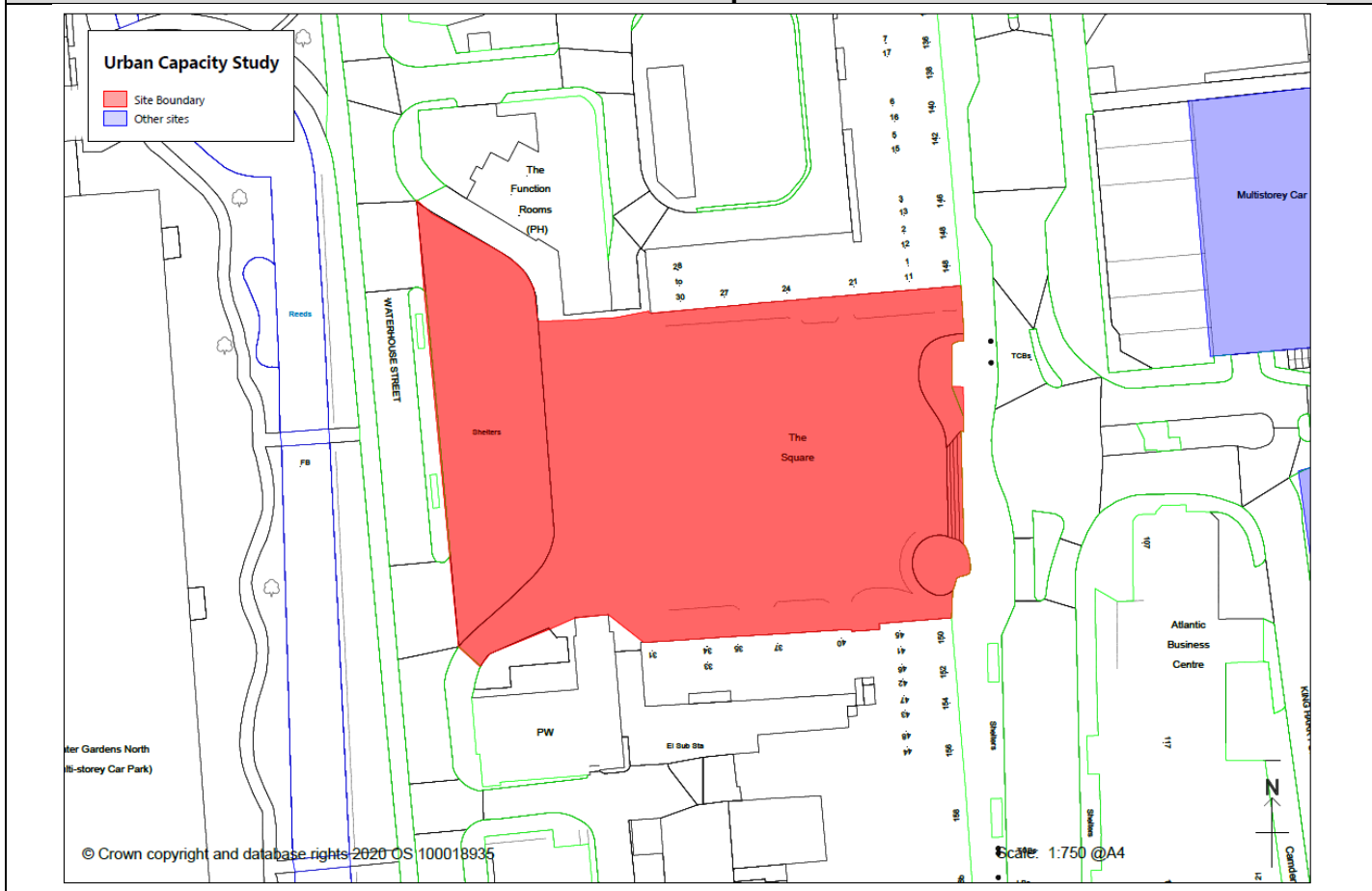
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 355 metres to the north-west of Paradise Fields.		
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	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>	125 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel03 - Market Square / Bus Station, Marlowes / Waterhouse Street

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH03	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.53	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Public Open Space		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Proposed Transport Site		

### Site Map



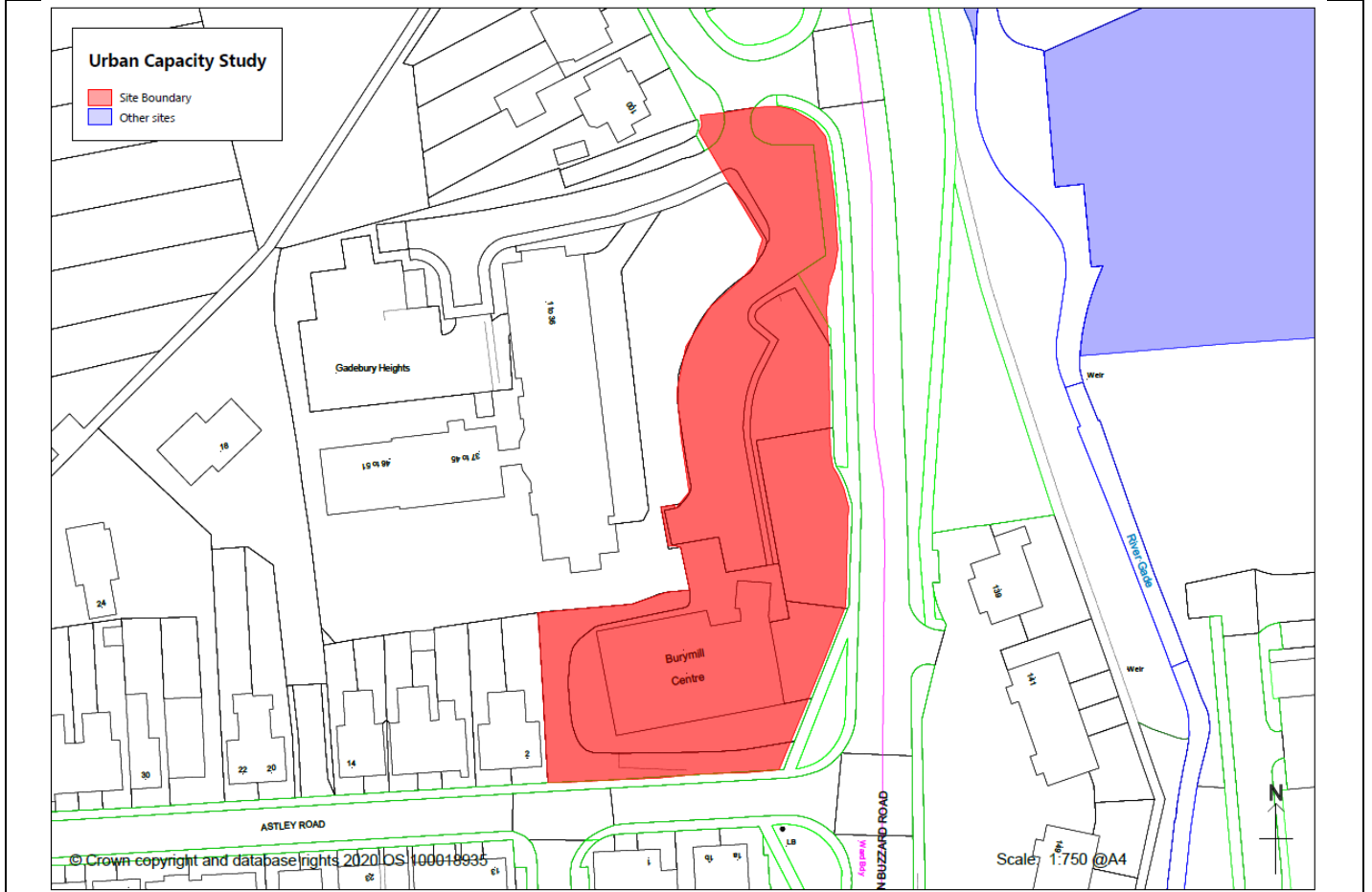
## Hemel03 - Market Square / Bus Station, Marlowes / Waterhouse Street

<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 adjacent to Hemel Water Gardens		
Archaeology	Site is not 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 not within 3km of a 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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	131 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel04 - Leighton Buzzard Road (Bury Hill Family Centre)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH04	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.32	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



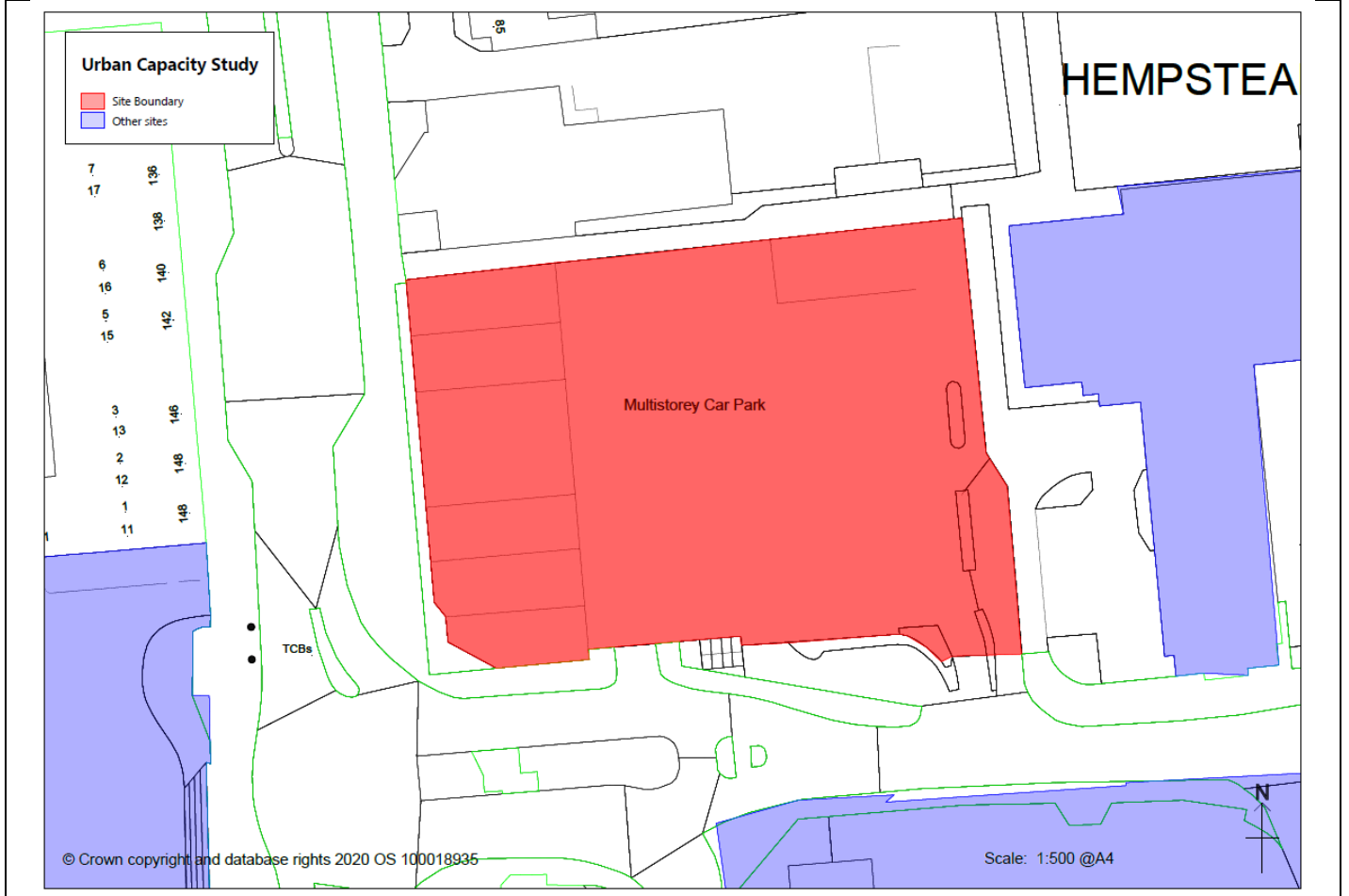
## Hemel04 - Leighton Buzzard Road (Bury Hill Family Centre)

<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 not 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 not within 3km of a 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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	40 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel05 - NCP Car Park, Hillfield Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH05	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.3	<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>	Town Centre / Local Centre		

### Site Map



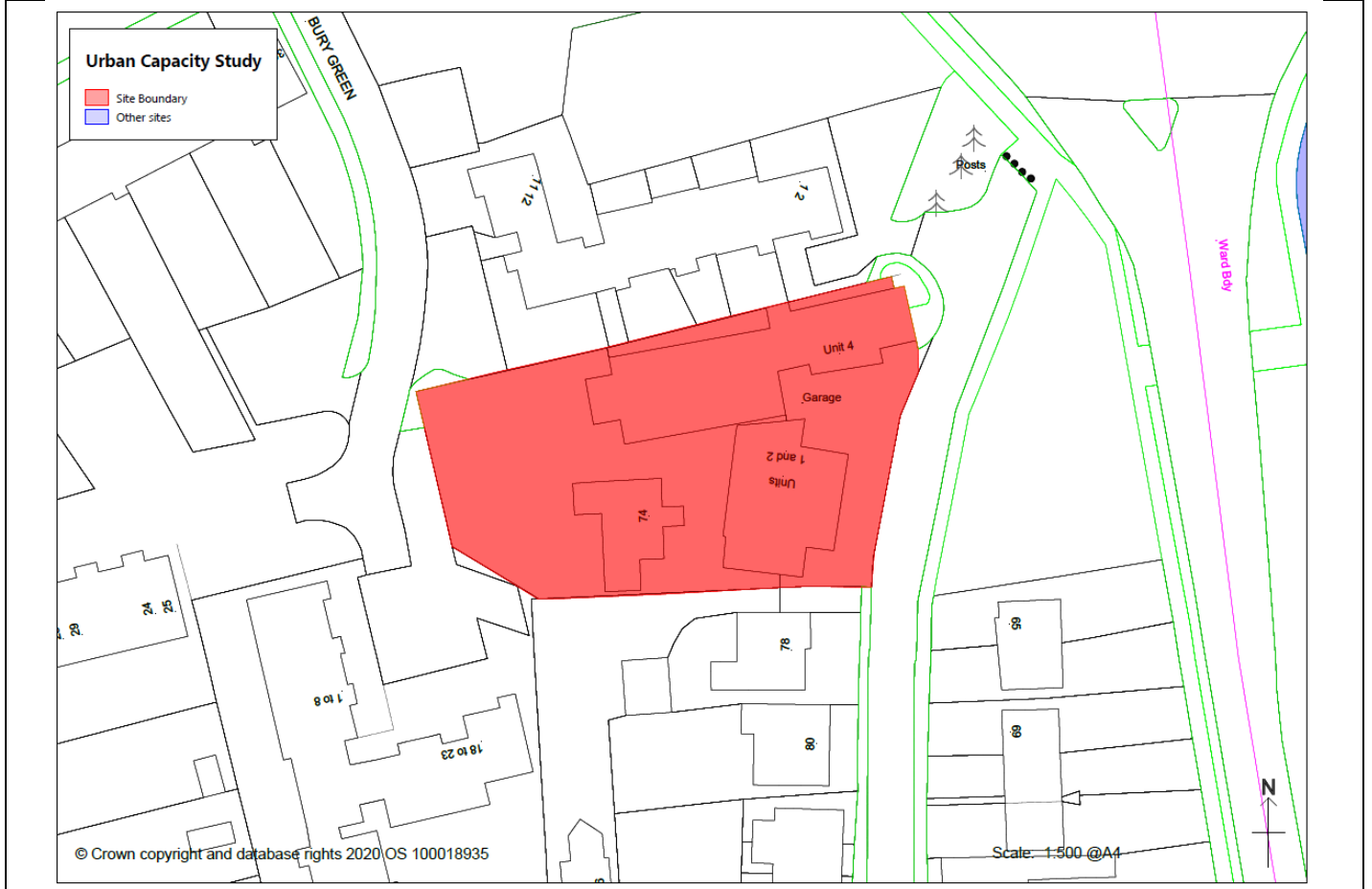
## Hemel05 - NCP Car Park, Hillfield Road

<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 Tile Mosaic Map. Site is also in close proximity to listed buildings located along Marlowes		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is in the vicinity of Hemel Water Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 375 metres to the north-west of Paradise Fields.		
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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	75 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel06 - Bury Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH06	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.15	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Proposed Housing Site		

### Site Map



## Hemel06 - Bury Road

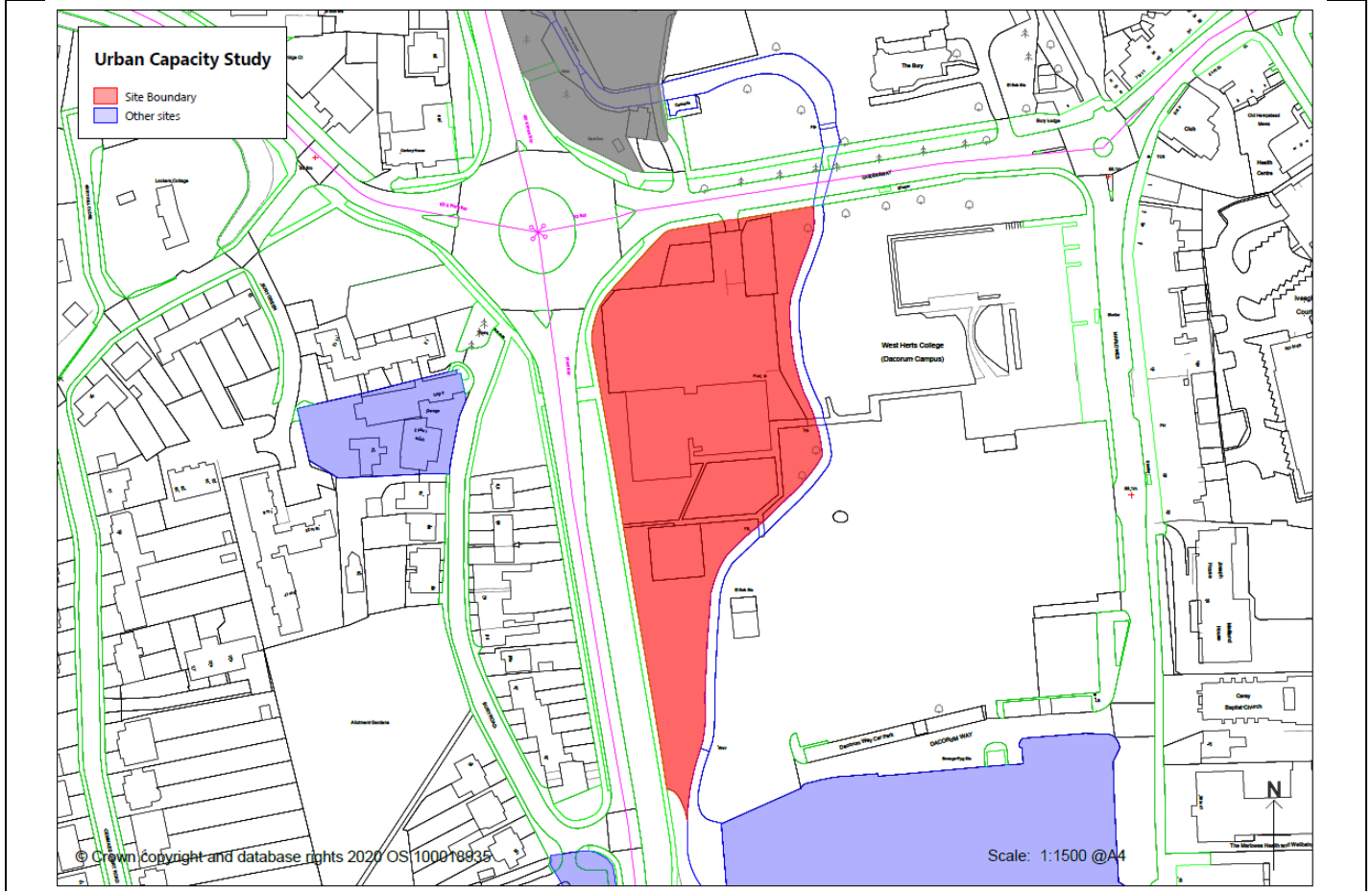
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	19 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.		



## Hemel07 - Part of existing allocation MU/1

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH08	<b>Source</b>	Review of allocations
<b>Site Area (hectares)</b>	0.88	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Education		
<b>Adjacent Use(s)</b>	Mixed Use		
<b>Policies Map Designation</b>	Proposed Mixed-Use Site		

### Site Map



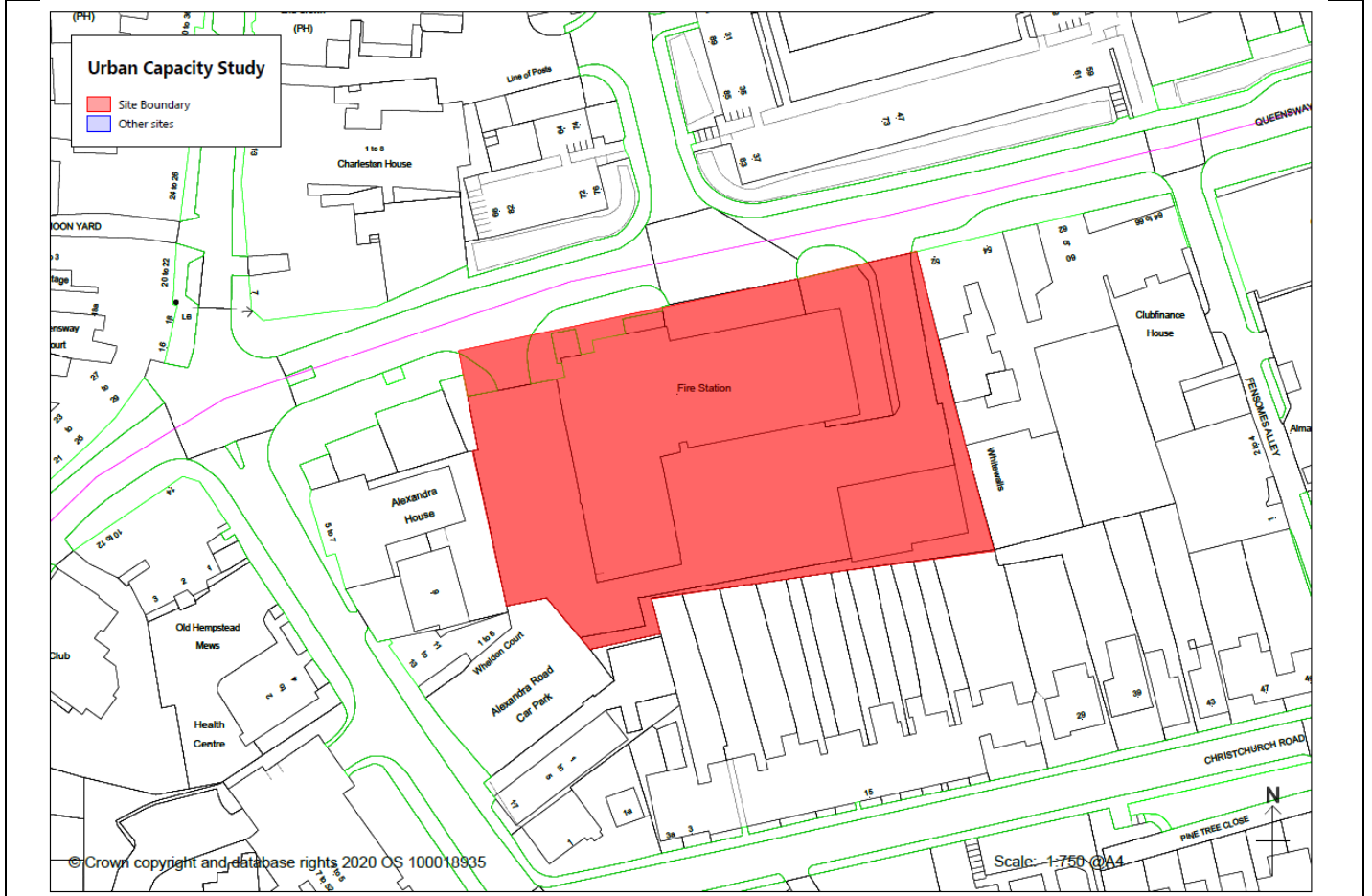
## Hemel07 - Part of existing allocation MU/1

<b>Assessment of Constraints</b>			
Conservation Area	Site partly overlaps with Hemel Hempstead conservation area		
Listed Buildings	Site may impact upon the setting of The Bury		
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 not within 3km of a 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	A small part of the site is affected by Flood Zones 2 and 3 (0.05 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>0.03 hectares</b>		
<b>Density (gross) attributed to site</b>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	106 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel08 - Fire Station

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Hemel Hempstead Central
<b>Previous/Old Reference</b>	HH76	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.41	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Community Facility		
<b>Adjacent Use(s)</b>	Mixed use including residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Hemel08 - Fire Station

<b>Assessment of Constraints</b>			
Conservation Area	Site partly overlaps with Hemel Hempstead conservation area		
Listed Buildings	Site may impact upon the setting of Old town listed buildings		
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 not within 3km of a 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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	51 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



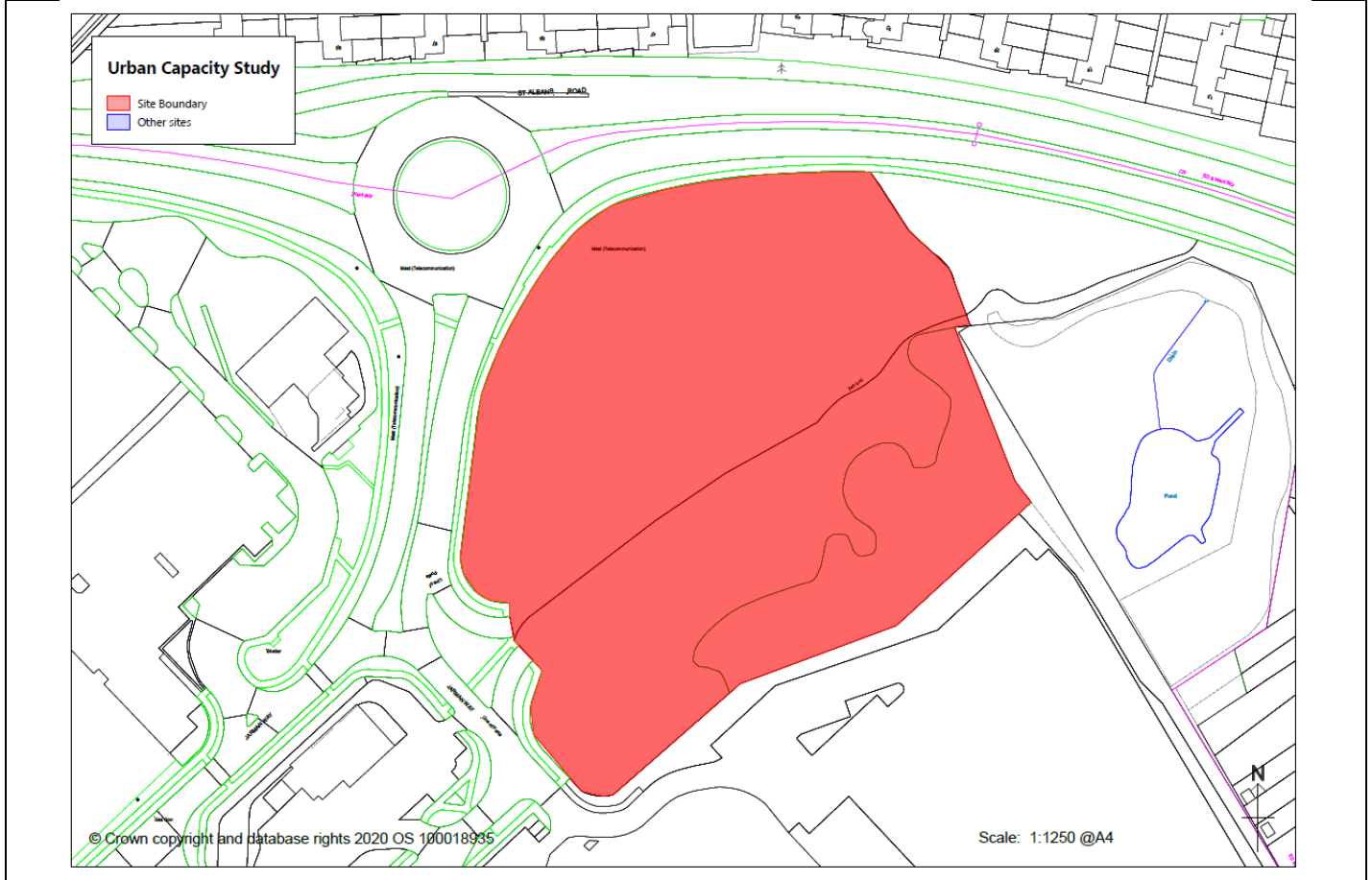
## Hemel09 - Athletics Track, Jarman Way

<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 not 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 not within 3km of a 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	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 wholly consists 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>3.15 hectares</b>		
<b>Density (gross) attributed to site</b>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	0 dwellings		
<b>Suitability</b>	Unsuitable: Site is in active use for sports and leisure, and the whole of the site was historically used for landfill.		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel10 - Jarman Park, Jarman Way / St Albans Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH12	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	2.01	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Mixed Use excluding residential		
<b>Policies Map Designation</b>	Proposed Shopping Site		

### Site Map



## Hemel10 - Jarman Park, Jarman Way / St Albans Road

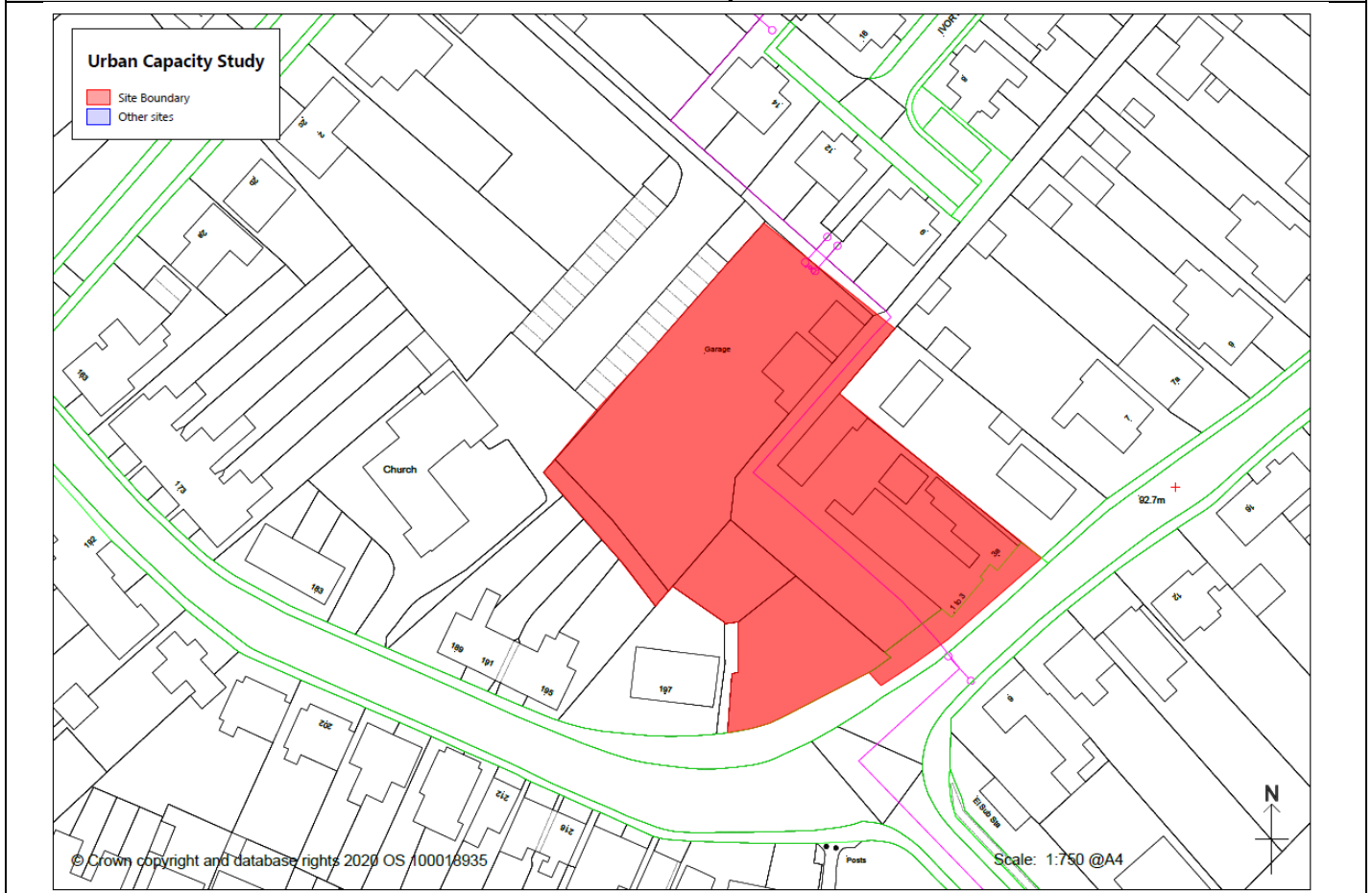
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 340 metres to the north-west of Rant Meadow Wood/Bennets End Pit.		
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	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 wholly consists 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>2 hectares</b>		
<b>Density (gross) attributed to site</b>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	1 dwellings		
<b>Suitability</b>	Unsuitable: The whole of the site was historically used for landfill.		
<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.		



## Hemel11 - St Albans Hill

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH13	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.36	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential, Social and community		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



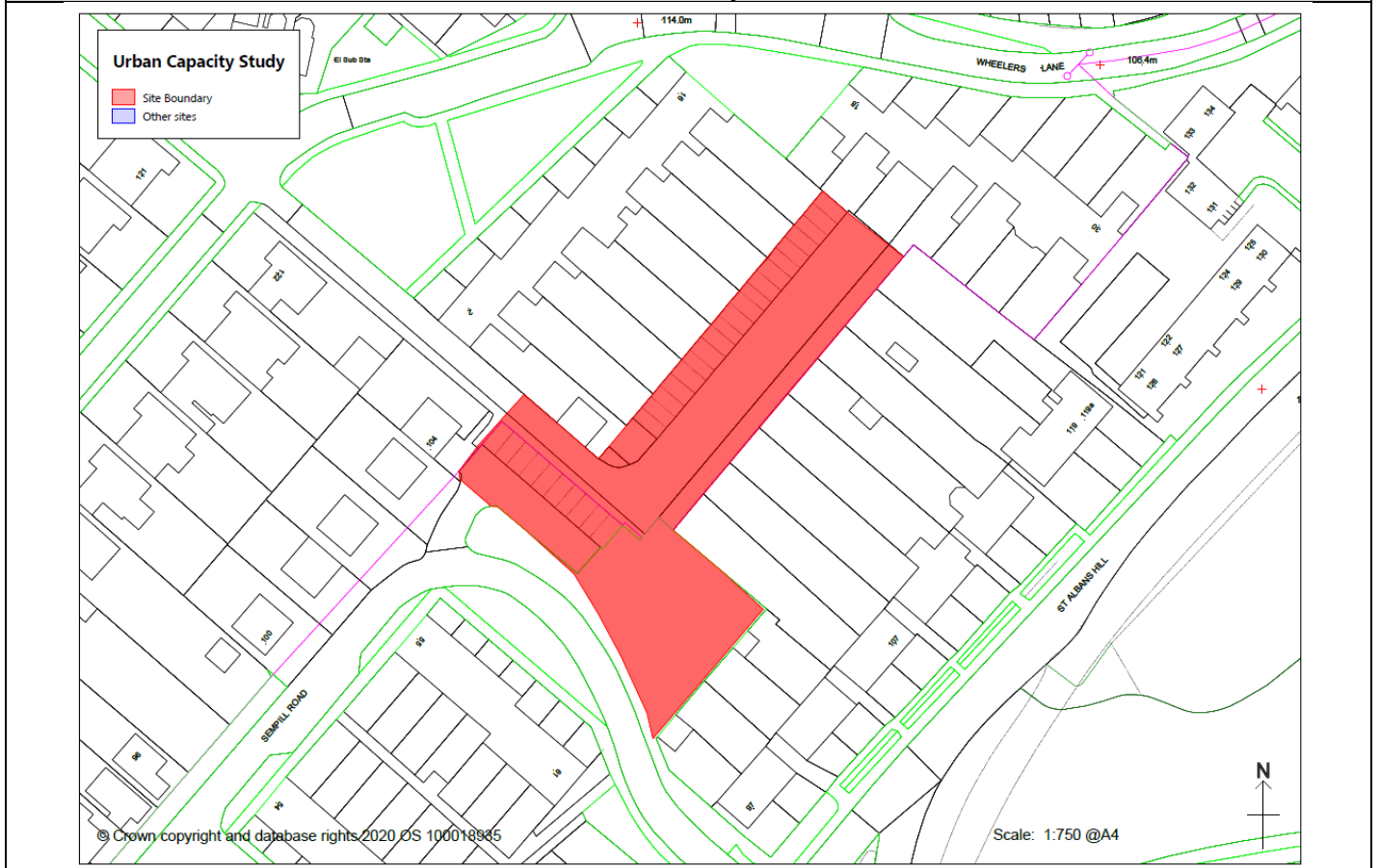
## Hemel11 - St Albans Hill

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 130 metres to the north of the Grand Union Canal.		
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	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 adjacent to 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	45 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel12 - Garages at Sempill Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH14	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.23	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

**Site Map**



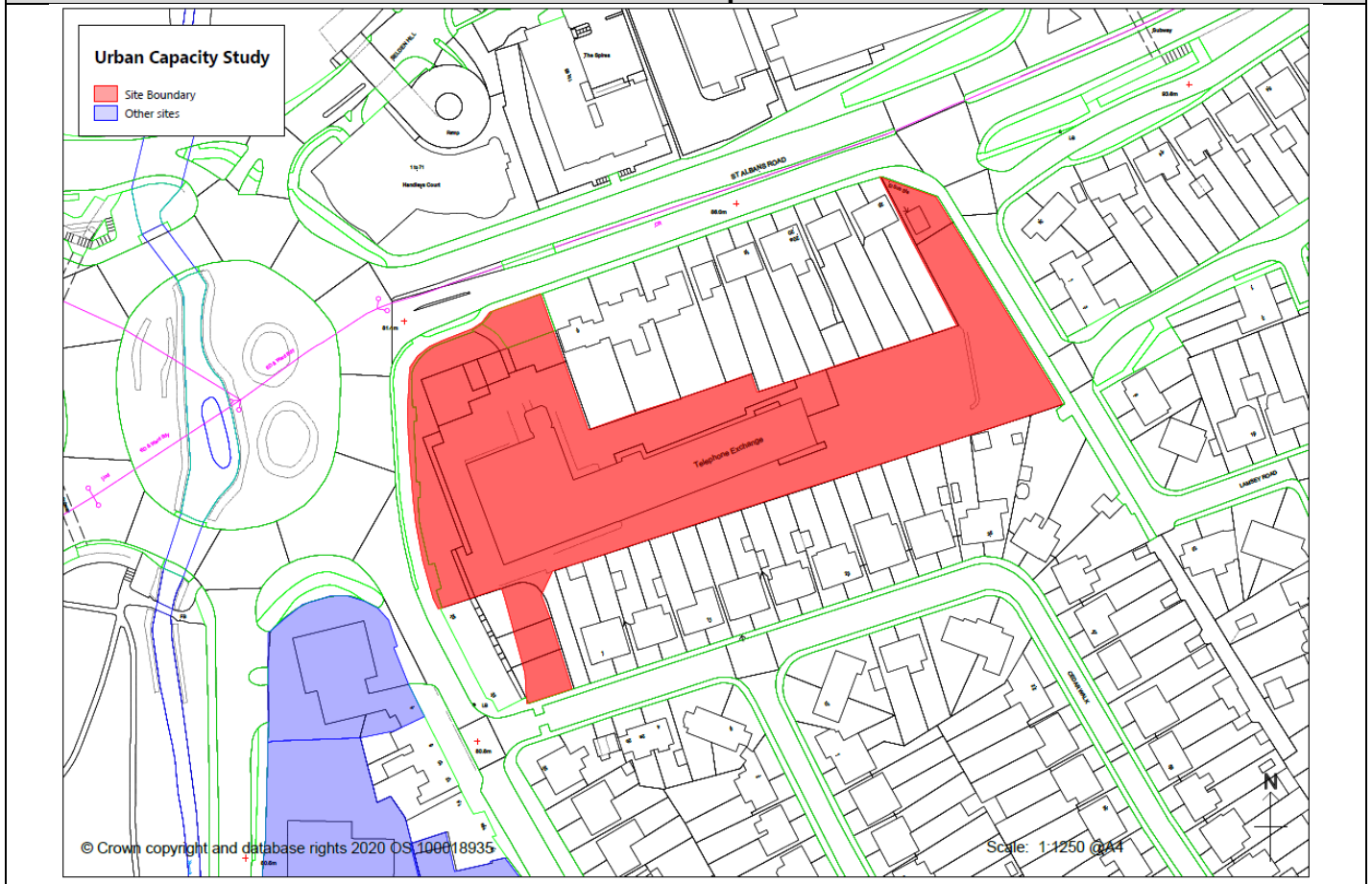
## Hemel12 - Garages at Sempill Road

<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 not 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 not within 3km of a 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	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 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>0.13 hectares</b>		
<b>Density (gross) attributed to site</b>	80 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	8 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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.		

## Hemel13 - Exchange Building, St Albans Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH15	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.9	<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



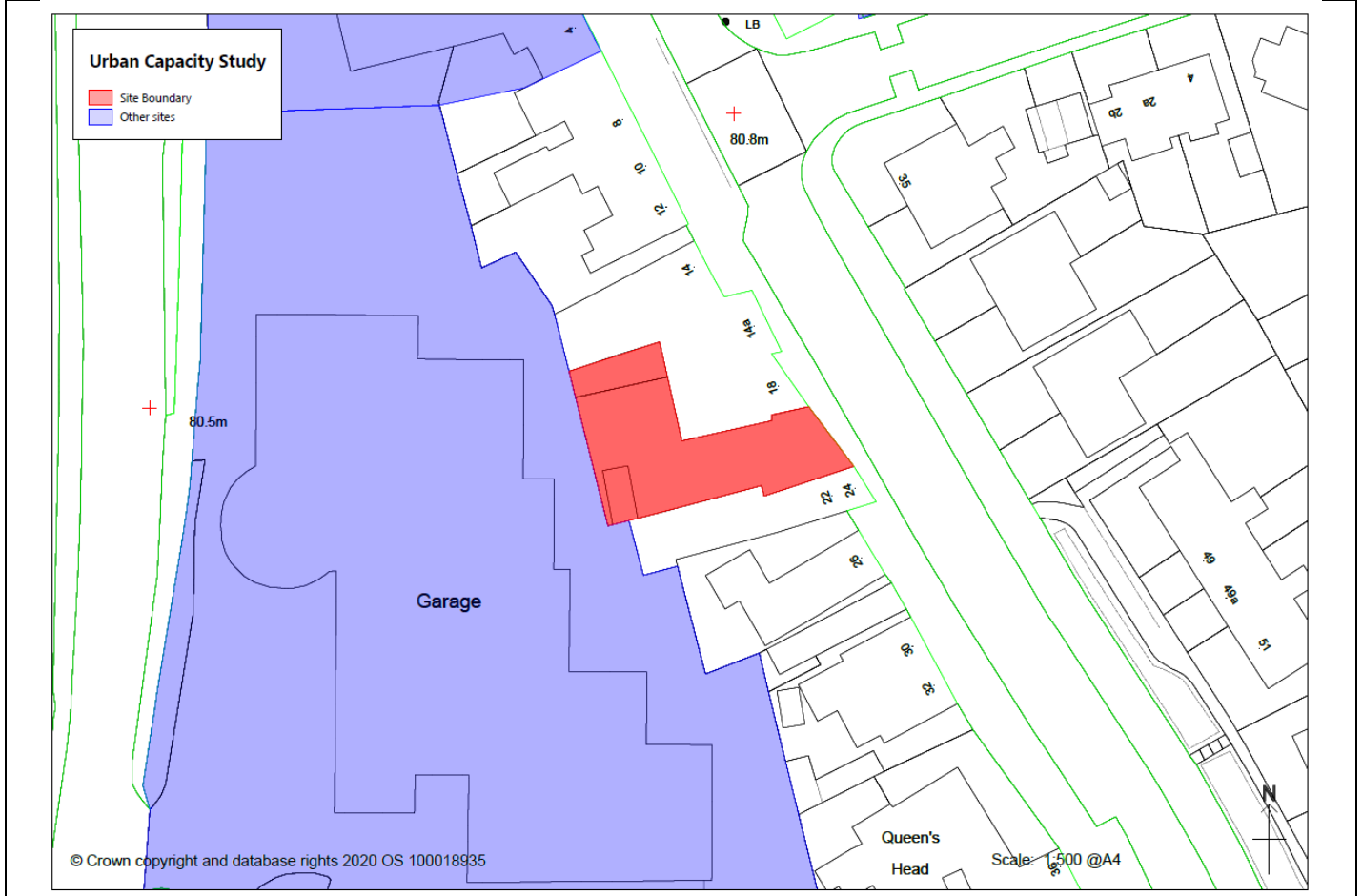
## Hemel13 - Exchange Building, St Albans Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 90 metres to the east of Boxmoor Common.		
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	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>0.5 hectares</b>		
<b>Density (gross) attributed to site</b>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	100 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel14 - Land to the rear of 14a/18 Lawn Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH16	<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>	Employment, Residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel14 - Land to the rear of 14a/18 Lawn Lane

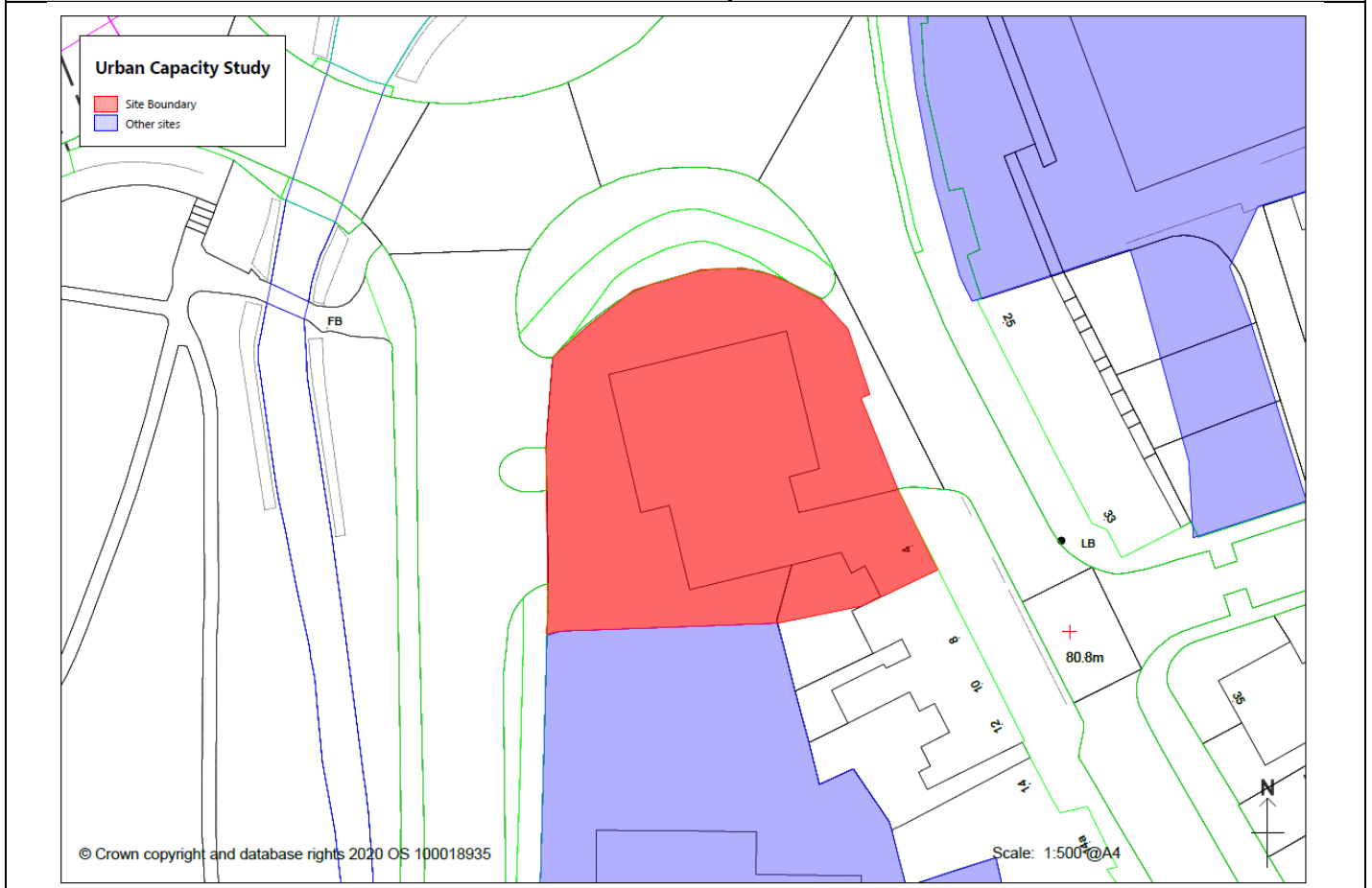
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 81 metres to the east of Boxmoor Common.		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel15 - H/10 The Point (former Petrol filling station), Two Waters Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH17	<b>Source</b>	Review of allocations
<b>Site Area (hectares)</b>	0.15	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



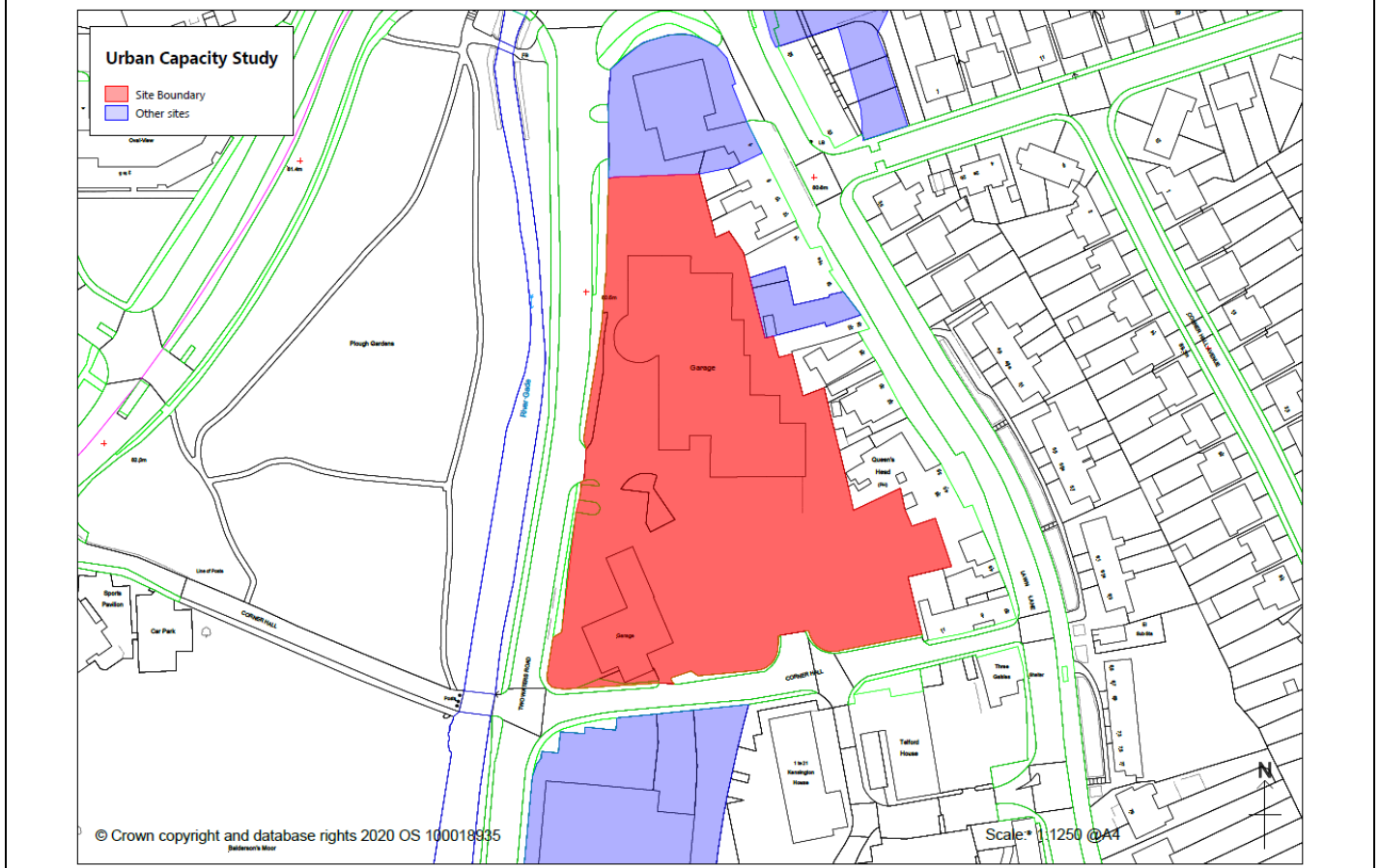
## Hemel15 - H/10 The Point (former Petrol filling station), Two Waters Road

<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 adjacent to Boxmoor Common		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common		
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	Part of the site is affected by Flood Zone 2 (0.1 hectares)		
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>0.1 hectares</b>		
<b>Density (gross) attributed to site</b>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	11 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel16 - Car dealerships at Corner Hall

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH18	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	1.01	<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



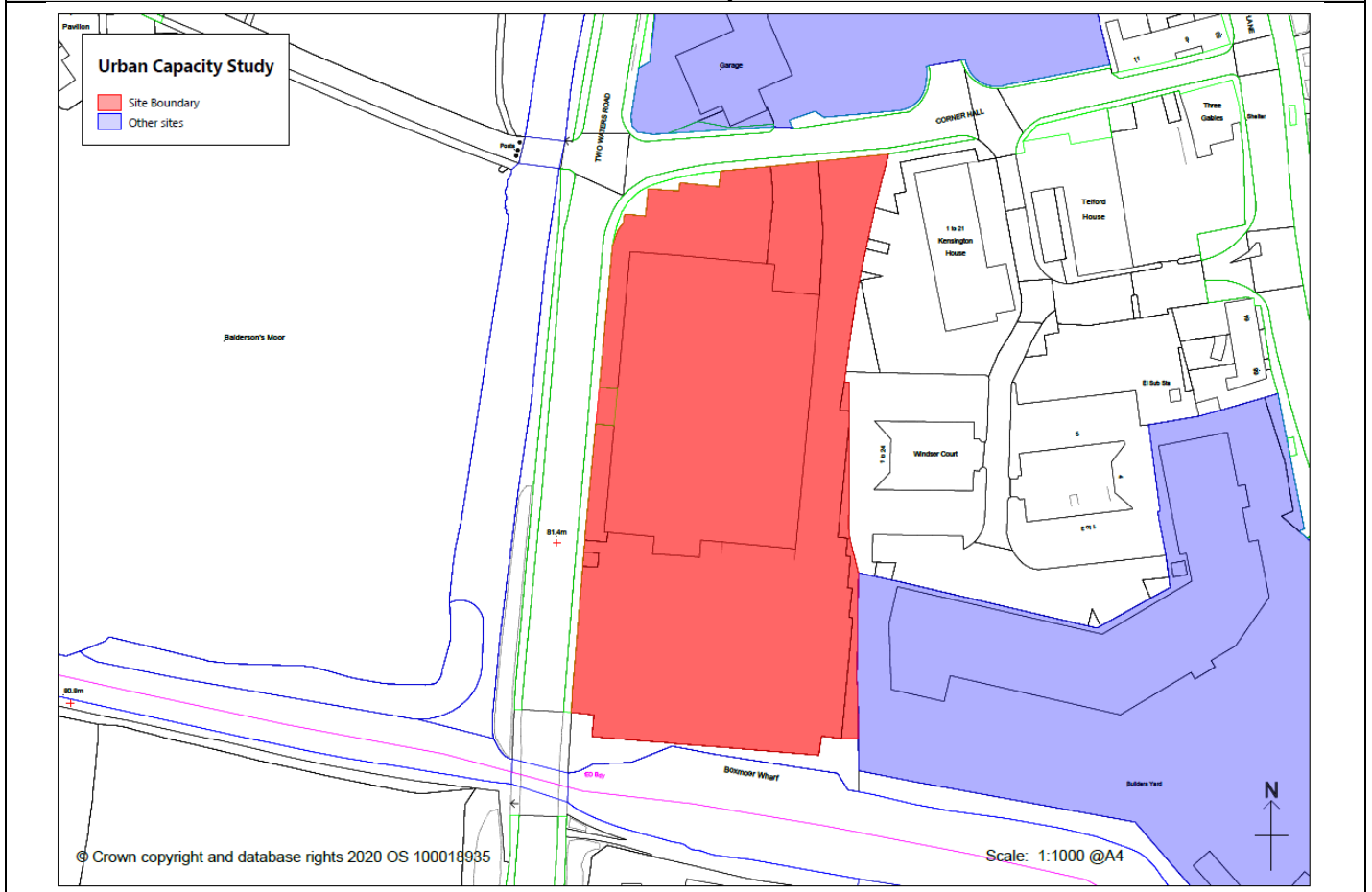
## Hemel16 - Car dealerships at Corner Hall

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is in the vicinity of Corner Hall Cottage		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Boxmoor Common		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common		
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	Part of the site is affected by Flood Zone 2 (0.54 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>0.54 hectares</b>		
<b>Density (gross) attributed to site</b>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	117 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel17 - B&Q, Two Waters Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH19	<b>Source</b>	Other sources
<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>	Mixed Use including residential		
<b>Policies Map Designation</b>	Main Out of Centre Retail Location		

### Site Map



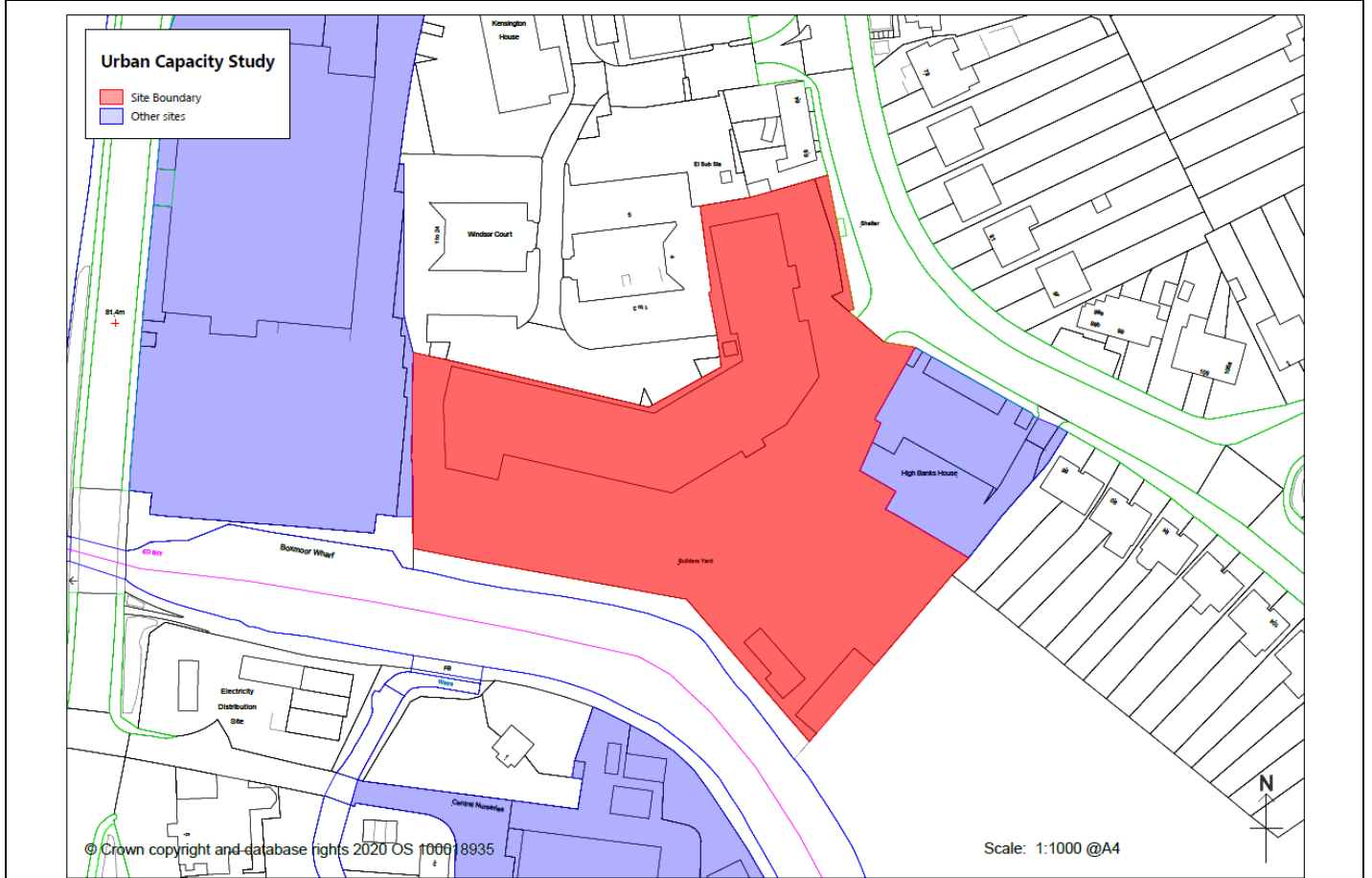
## Hemel17 - B&Q, Two Waters Road

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of Corner Hall Cottage		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site consists wholly of Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 750 metres to the north-east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common		
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 (0.12 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>0.12 hectares</b>		
<b>Density (gross) attributed to site</b>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	83 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel18 - Travis Perkins, Lawn Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH20	<b>Source</b>	Review of employment allocations
<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



## Hemel18 - Travis Perkins, Lawn Lane

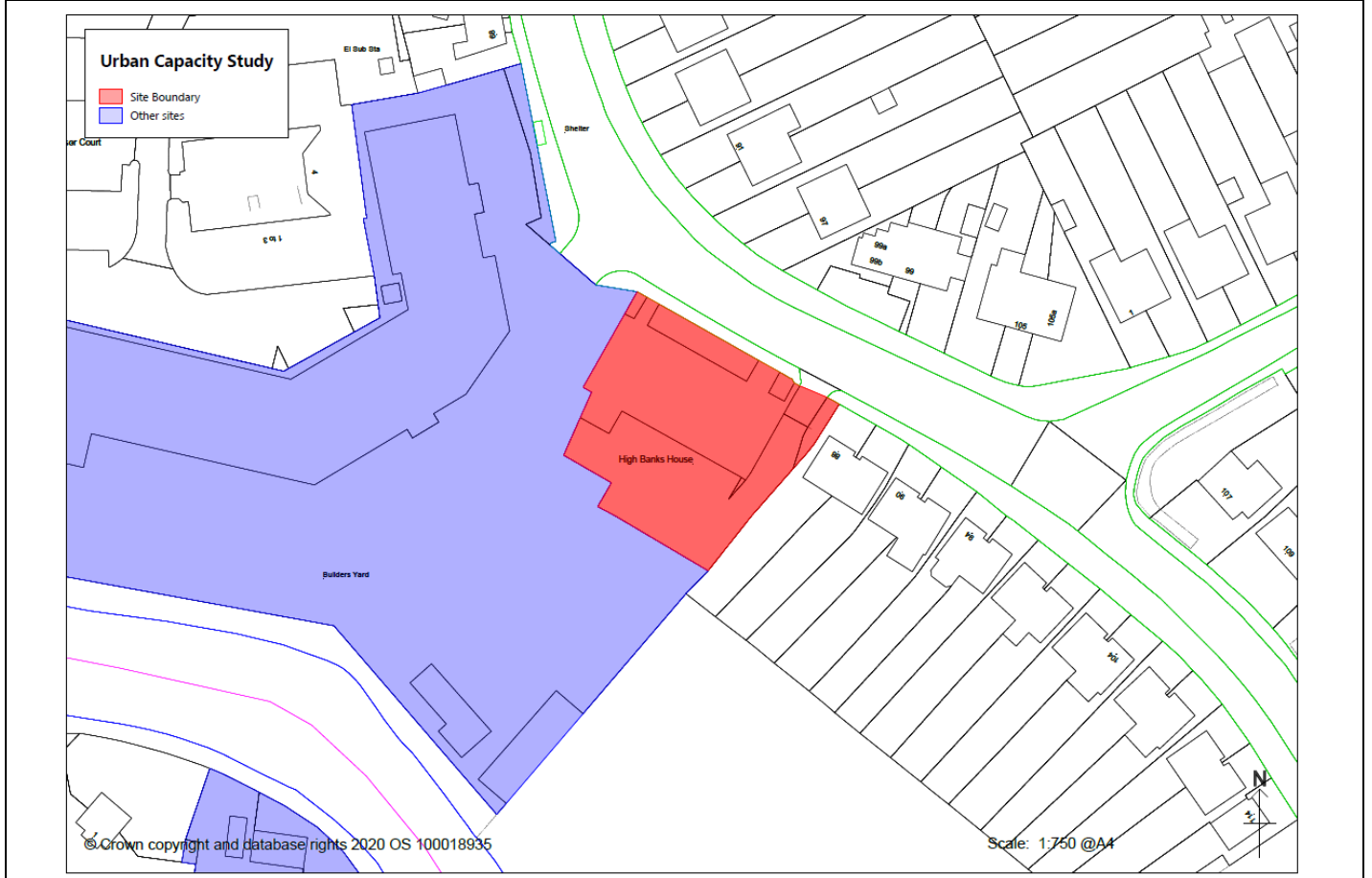
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 790 metres to the north-east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 100 metres to the east of Boxmoor Common		
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 Zone 2 (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 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>0.01 hectares</b>		
<b>Density (gross) attributed to site</b>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	96 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel19 - High Banks House, Lawn Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH21	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.13	<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



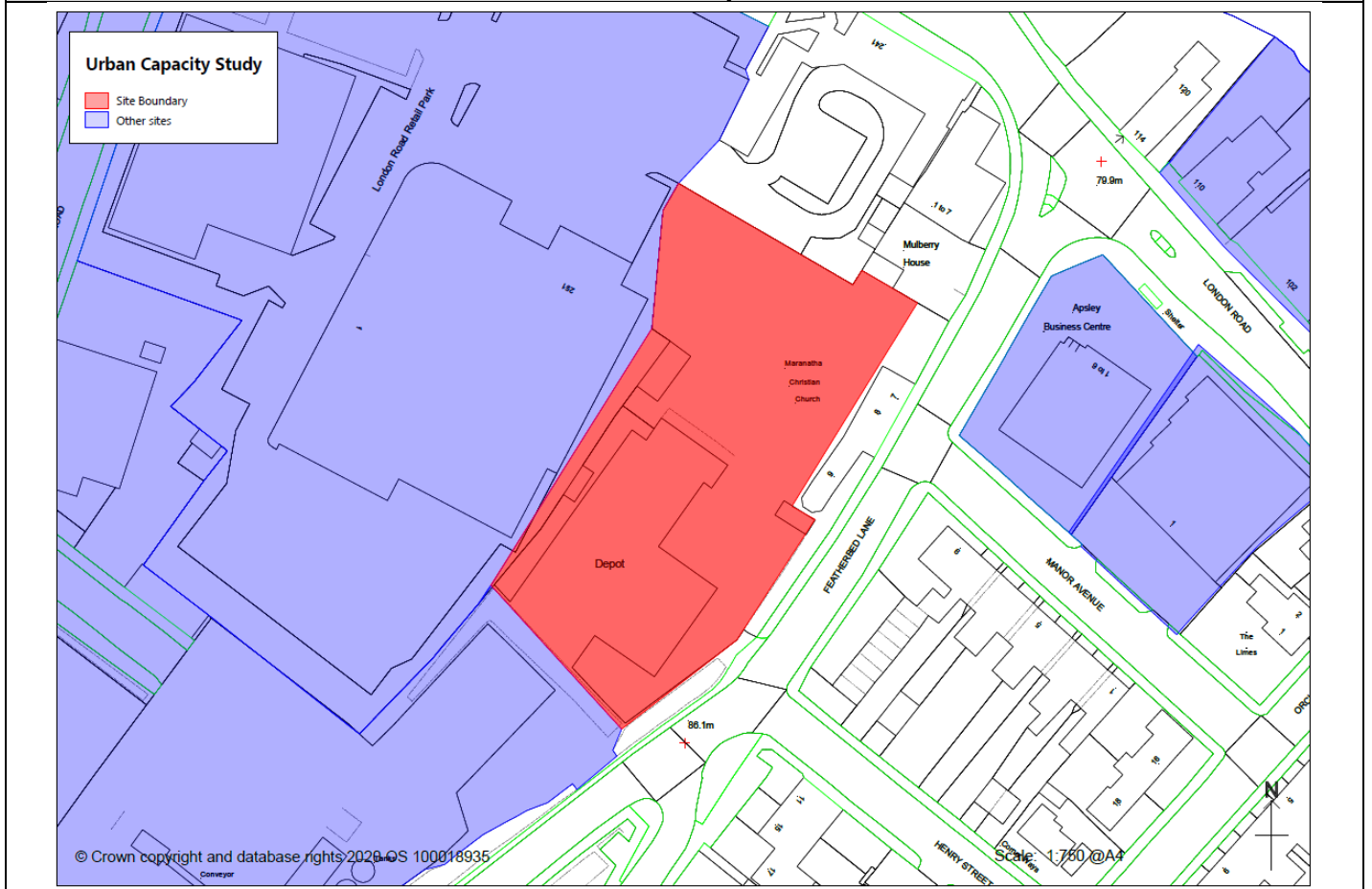
## Hemel19 - High Banks House, Lawn Lane

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 212 metres to the east of Boxmoor Common		
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	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>	80 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	10 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel20 - Depot at Featherbed Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH22	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.32	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



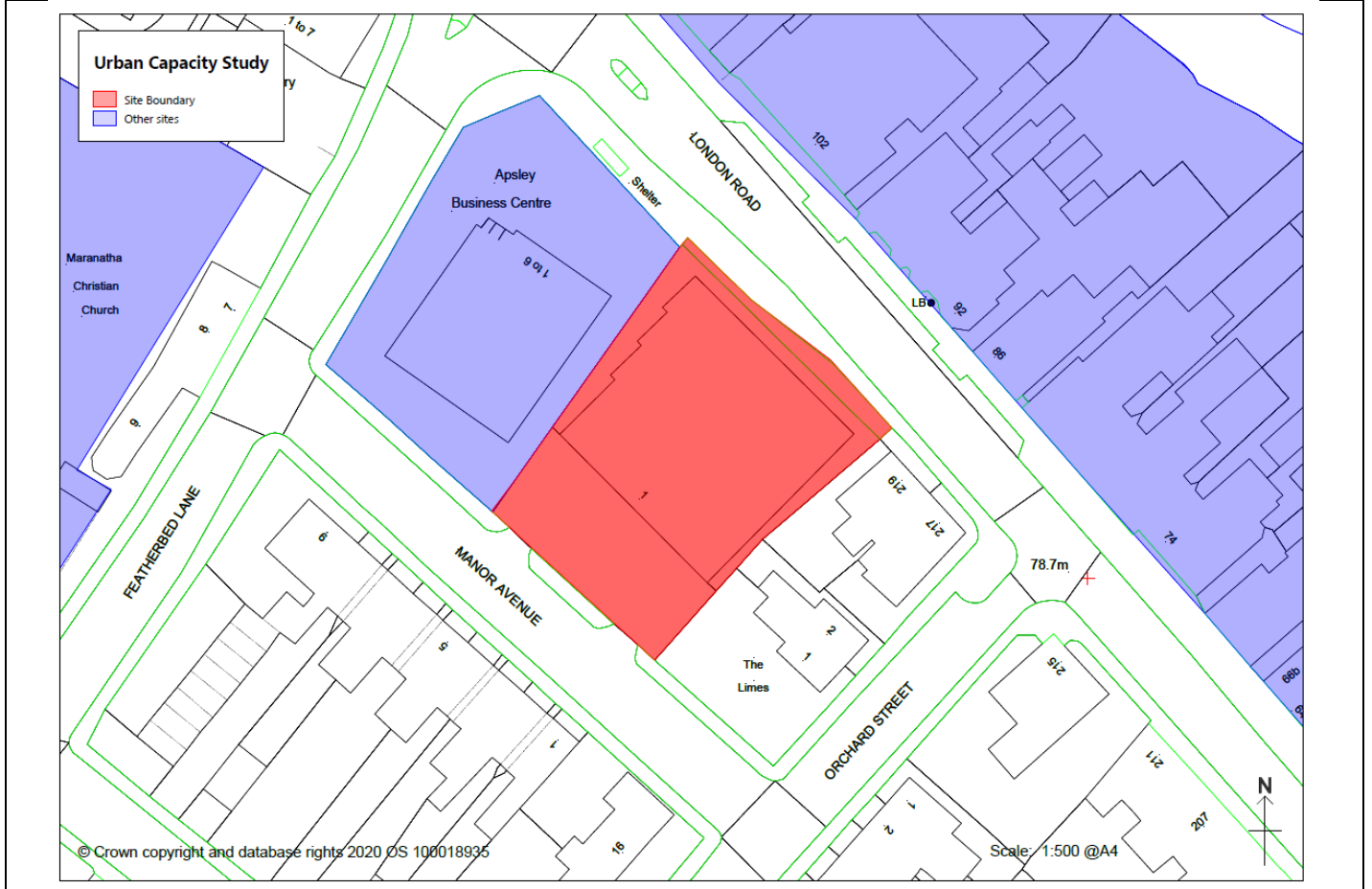
## Hemel20 - Depot at Featherbed Lane

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of The Bell Inn		
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 not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 700 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 75 metres to the south-west of a Boxmoor Common		
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	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 adjacent to 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>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	44 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel21 - London Road (221-233) (not 218) and Manor Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH23	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.11	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



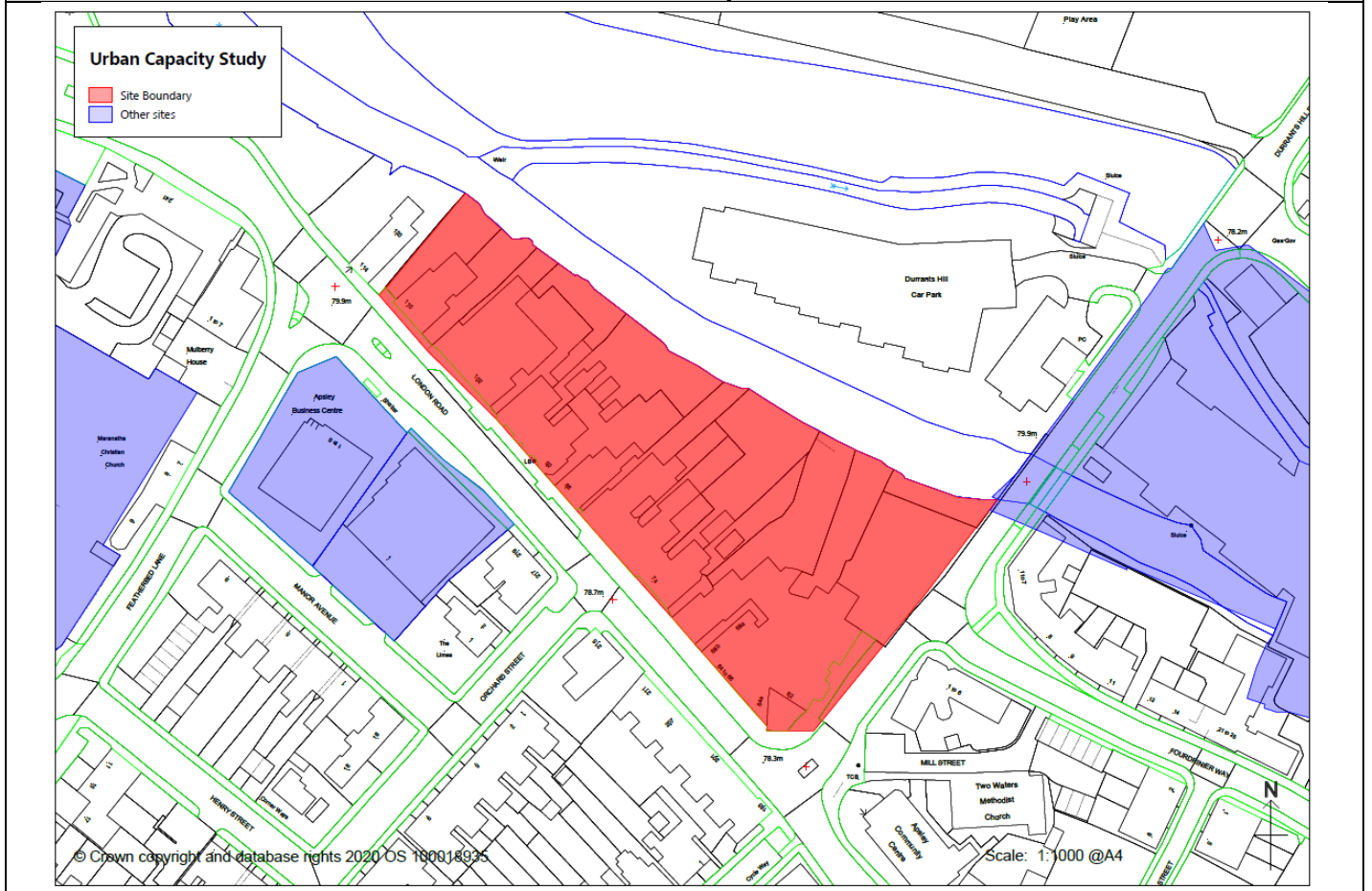
## Hemel21 - London Road (221-233) (not 218) and Manor Avenue

<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 not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 795 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 60 metres to the south-west of Boxmoor Common		
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	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 partly within 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>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	15 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel22 - London Road (66-110) (not 32)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH24	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.66	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Mixed Use, including residential		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Hemel22 - London Road (66-110) (not 32)

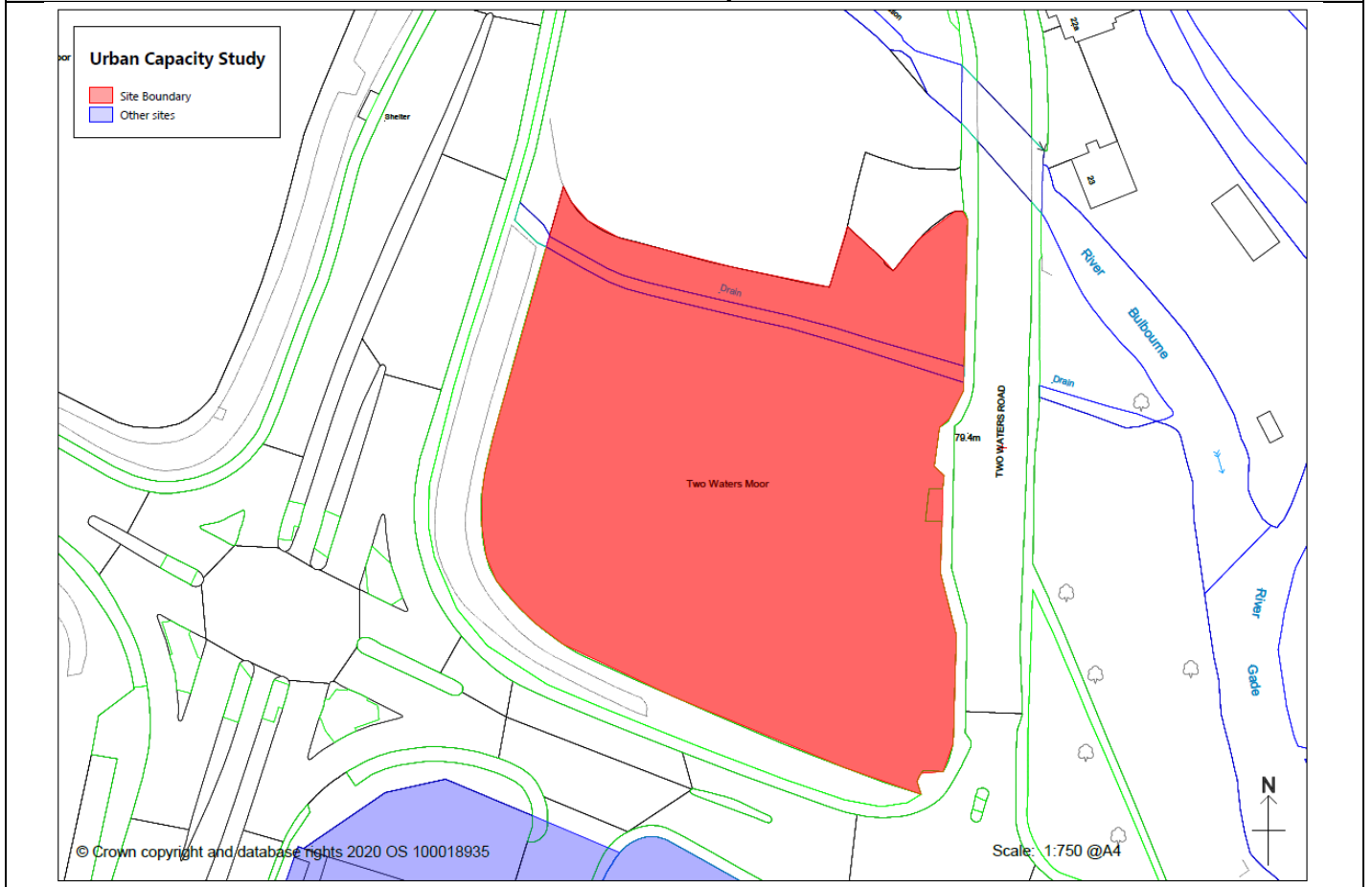
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of The Bell Inn		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 798 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to River Bulbourne		
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 (0.01 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 wholly within 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>0.01 hectares</b>		
<b>Density (gross) attributed to site</b>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	90 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel23 - Two Waters East, Two Waters Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH25	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.62	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Public Open Space		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Open Land		

### Site Map



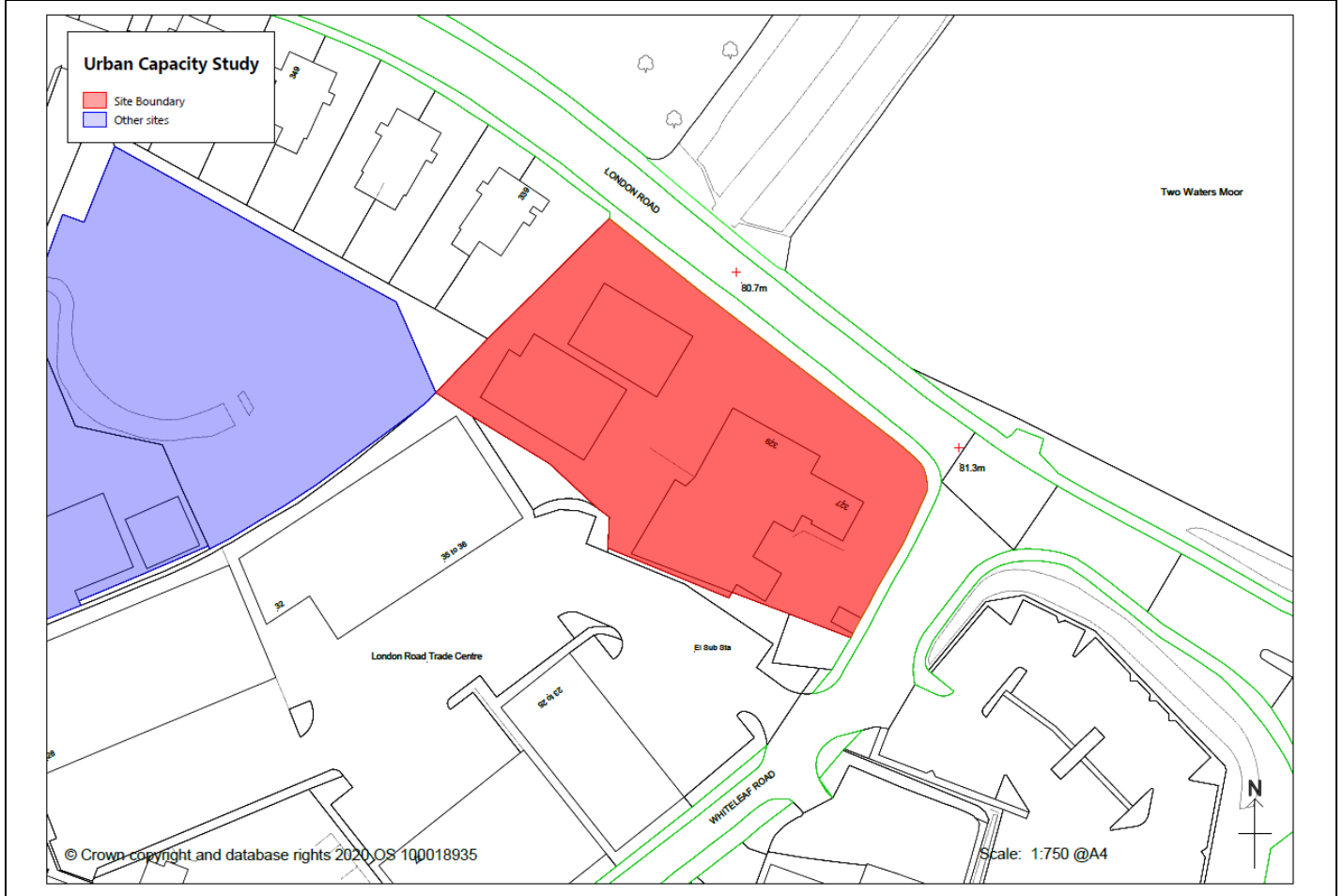
## Hemel23 - Two Waters East, Two Waters Road

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of The Bell Inn		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site consists wholly of Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 625 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site consists wholly of Boxmoor Common		
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 not located within any Source Protection Zones		
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>	125 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	77 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		

## Hemel24 - Industrial units south of London Road/West of Whiteleaf Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH26	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.31	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential, Employment, Public open space.		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



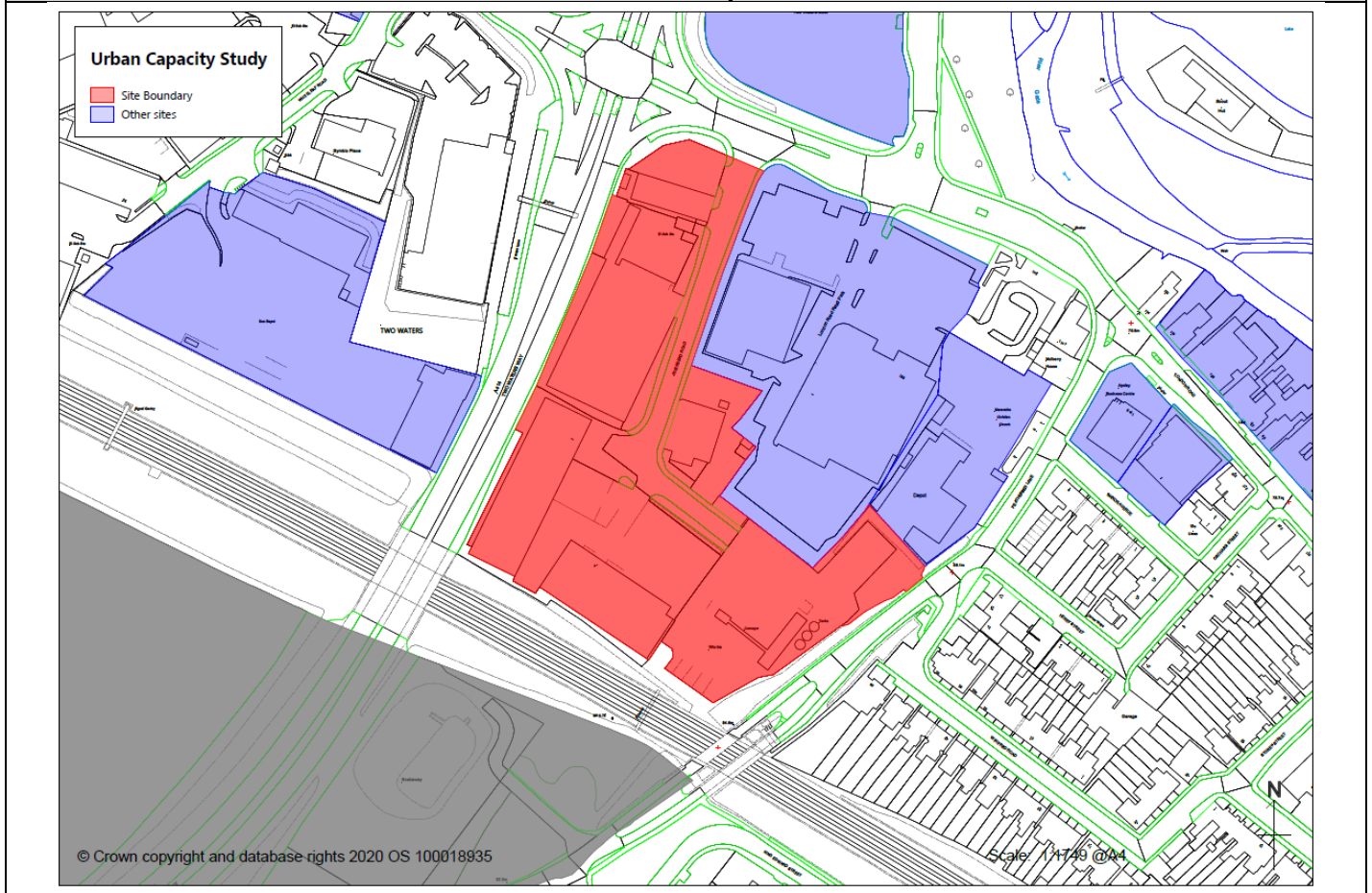
## Hemel24 - Industrial units south of London Road/West of Whiteleaf Road

<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 adjacent to Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 433 metres to the north-east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	38 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel25 - Two Waters East (industrial/storage)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH27	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	1.79	<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**



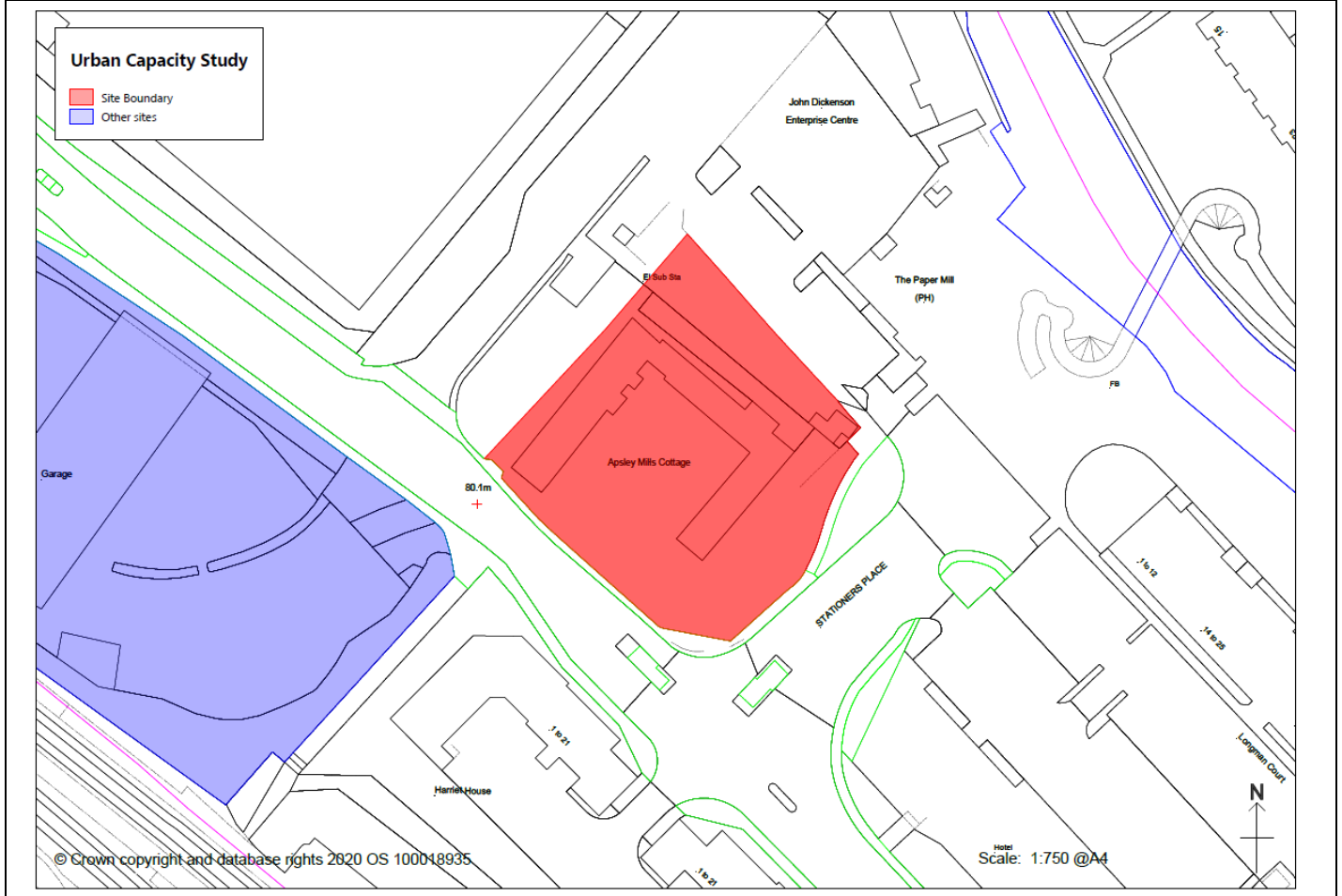
## Hemel25 - Two Waters East (industrial/storage)

<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 in the vicinity of Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 545 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 154 metres to the south-west of Boxmoor Common		
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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	447 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel26 - Apsley Mills Cottage

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH28	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.25	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel26 - Apsley Mills Cottage

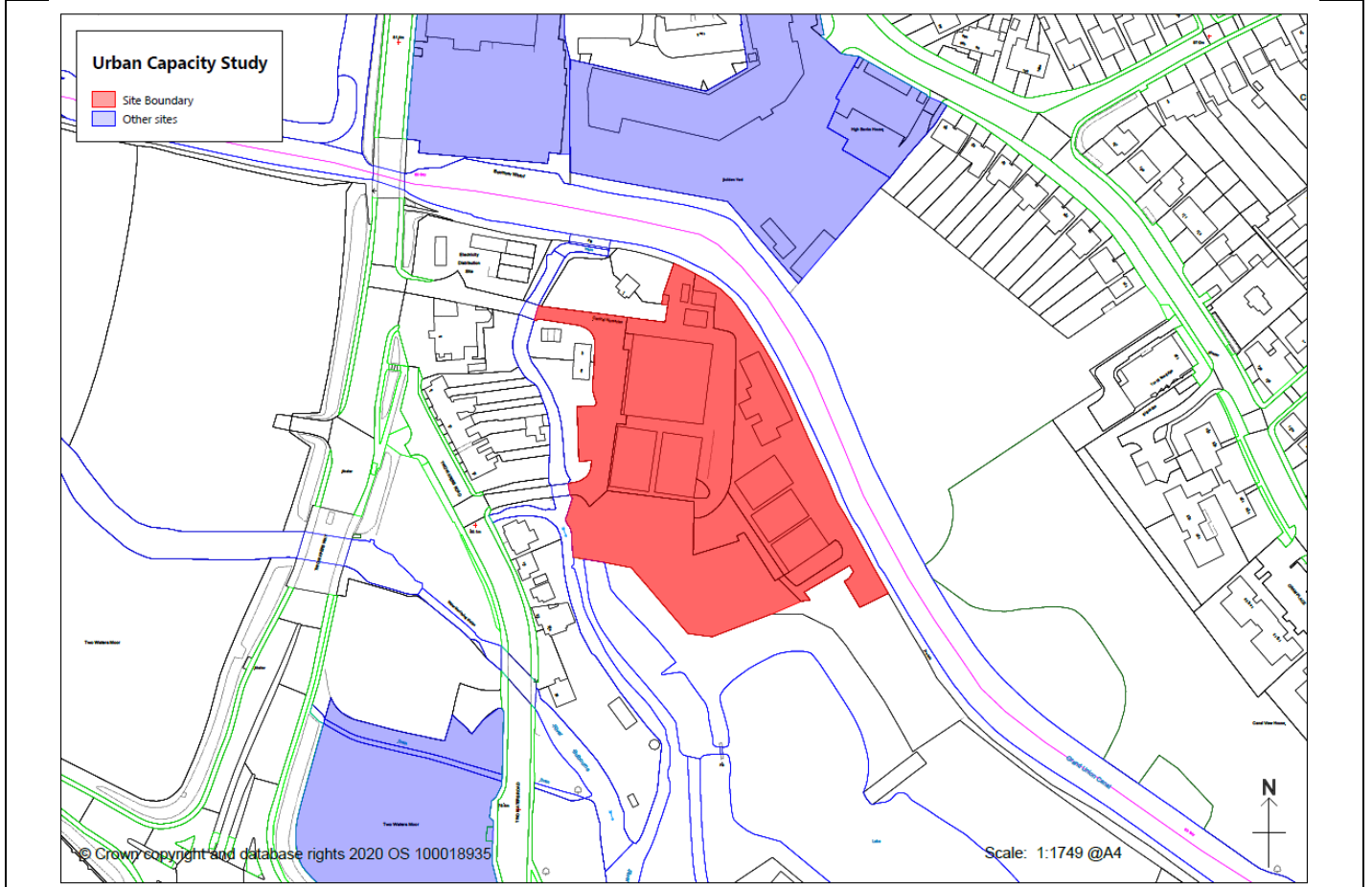
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site contains the following listed buildings The Cottage Building at Dickinson's Mill		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 53 metres to the south-west of the Grand Union Canal		
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	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>	140 dwellings per hectare	<b>Suitable types of development</b>	Apartments
<b>Estimated Development Potential</b>	35 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel27 - Central Nurseries

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH29	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	1.14	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Open Space		

### Site Map



## Hemel27 - Central Nurseries

<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 not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 778 metres to the north-east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to the River Bulbourne		
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	Part of the site is affected by Flood Zone 2 (0.96 hectares)		
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>0.96 hectares</b>		
<b>Density (gross) attributed to site</b>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	25 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.		



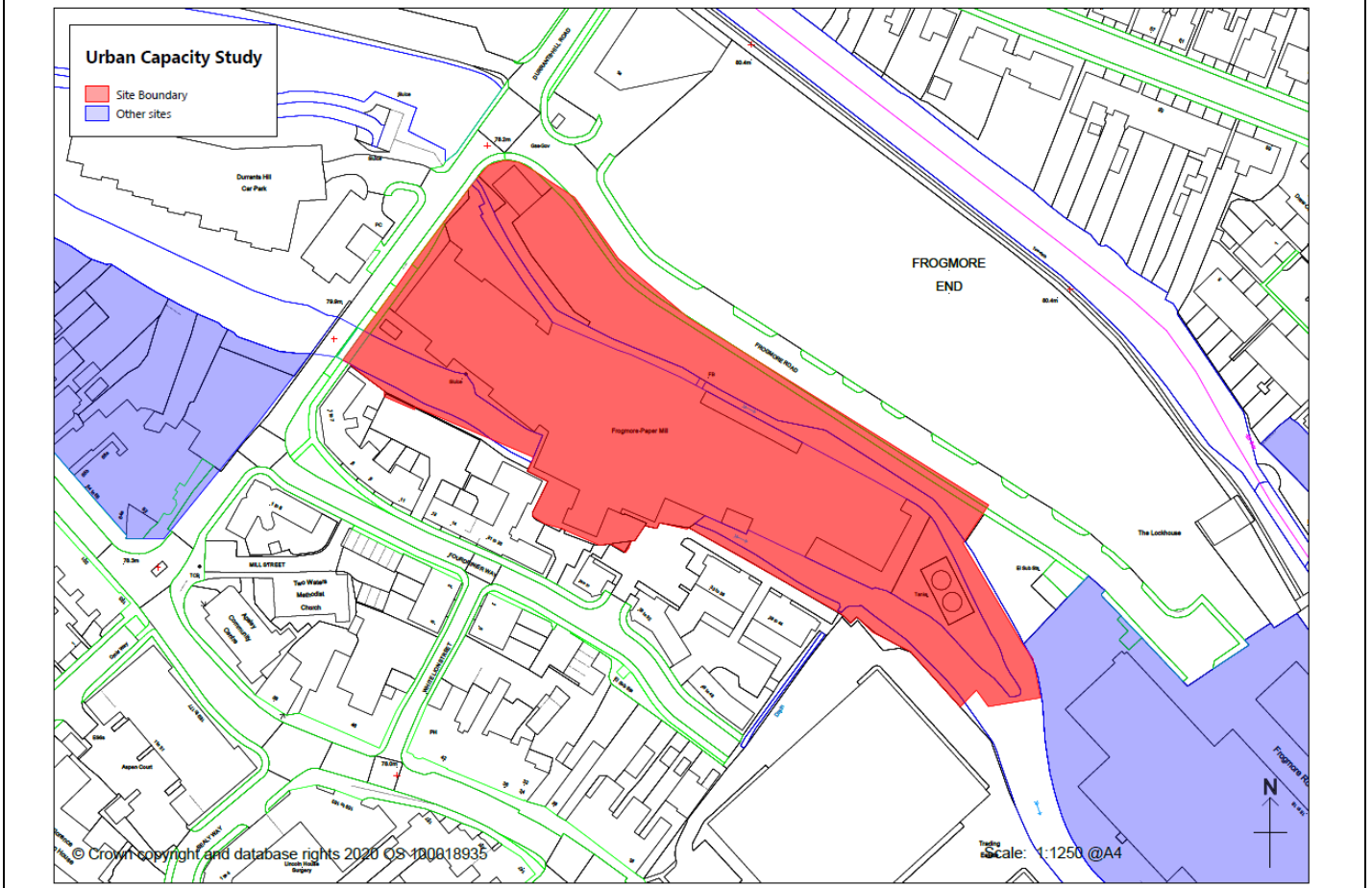
## Hemel28 - Mercedes-Benz, London Road

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is in the vicinity of The Cottage Building at Dickinsons Mill		
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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 259 metres to the south-west of the Grand Union Canal		
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	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>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	107 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel29 - Frogmore Mill

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH31	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	1.16	<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



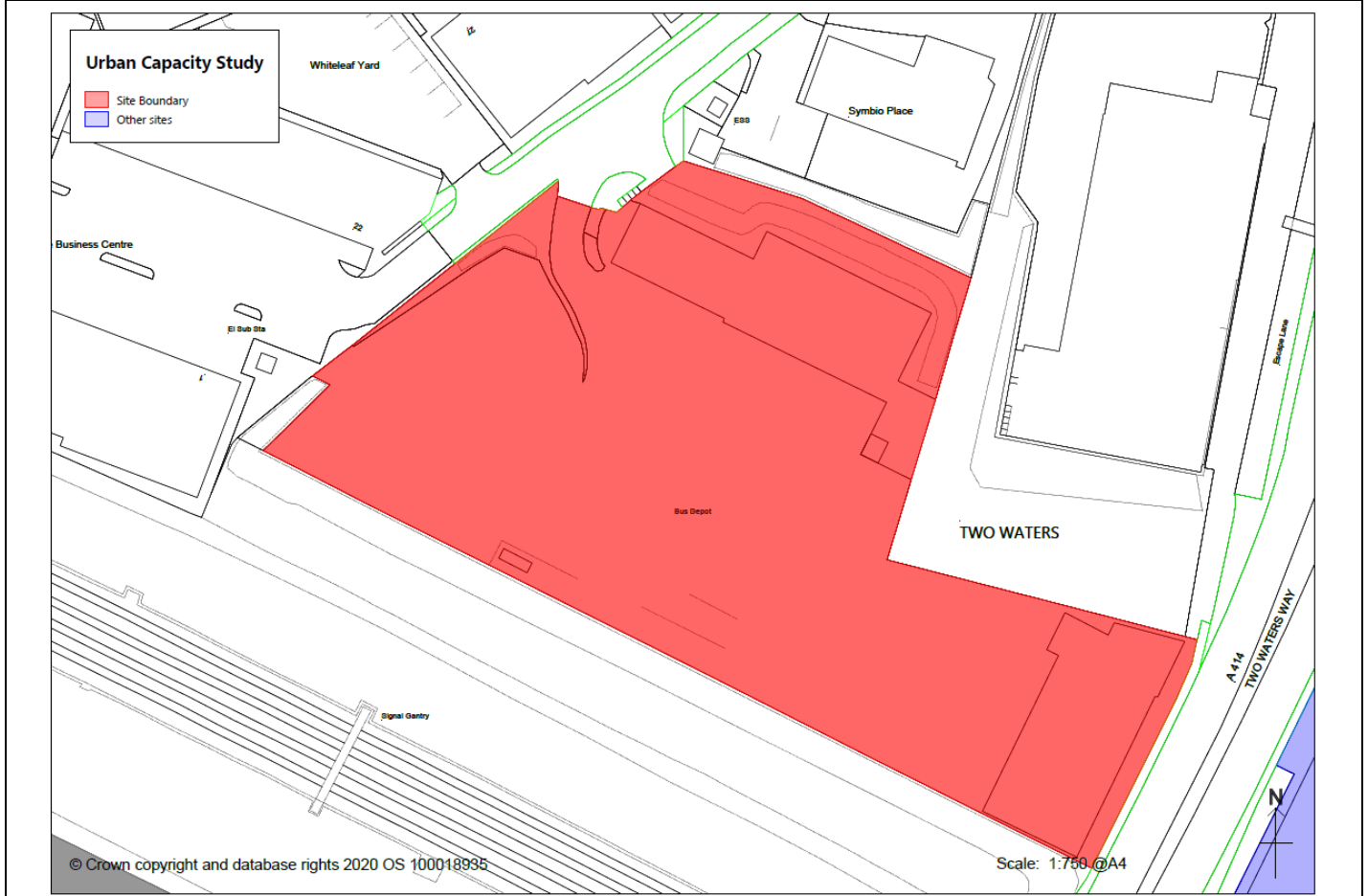
## Hemel29 - Frogmore Mill

<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 Offices of the British Paper Company Limited		
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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is adjacent to the River Bulbourne		
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	Part of the site is affected by Flood Zones 2 and 3 (0.97 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 adjacent to 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>0.97 hectares</b>		
<b>Density (gross) attributed to site</b>	140 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	26 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel30 - Bus depot, Whiteleaf Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH32	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.87	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment, Retail		
<b>Policies Map Designation</b>	Proposed Transport Site		

### Site Map



## Hemel30 - Bus depot, Whiteleaf Road

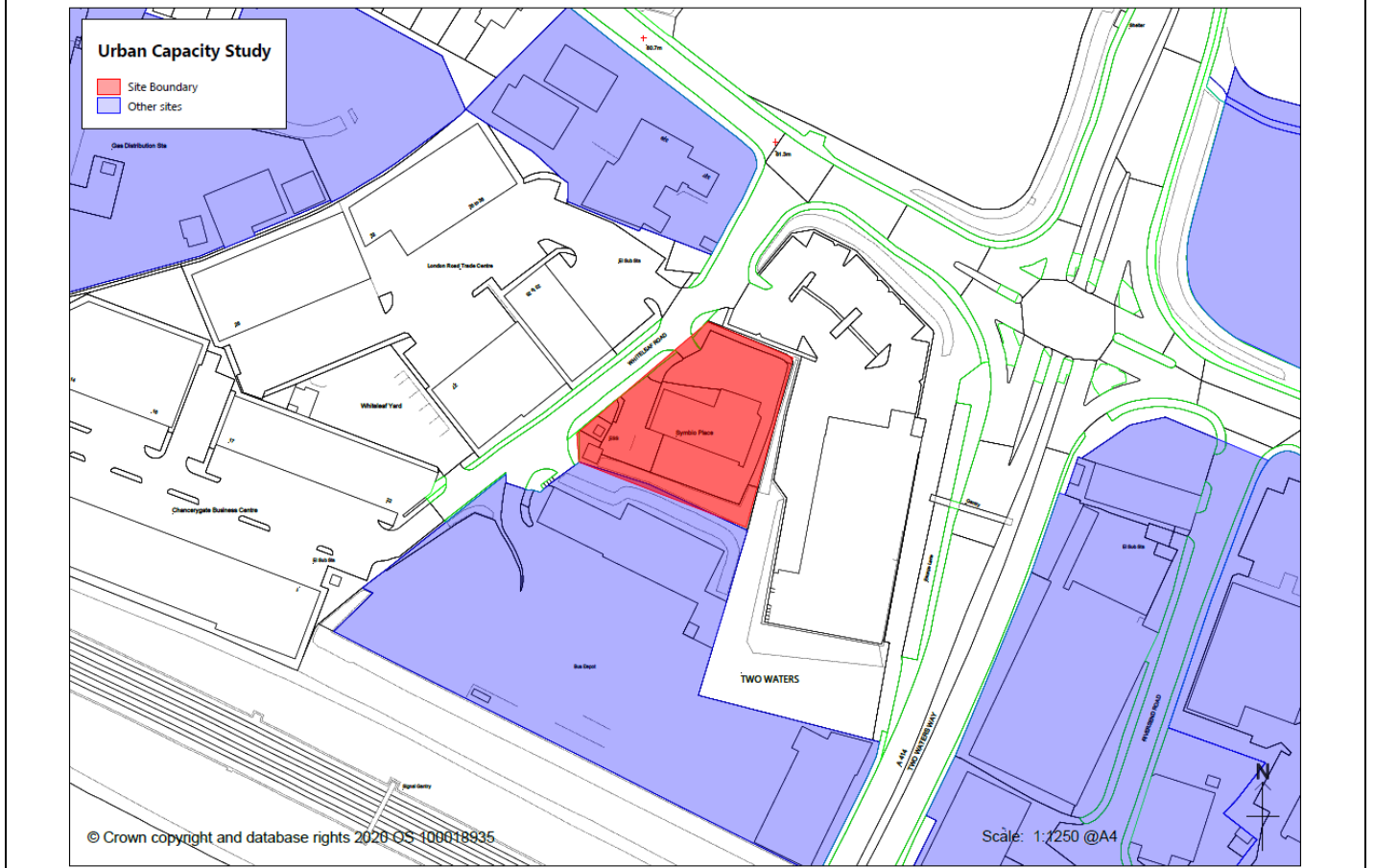
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 390 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 120 metres to the south of a Boxmoor Common		
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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	217 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel31 - Symbio Site, Whiteleaf Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH88	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.22	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Employment, Retail		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



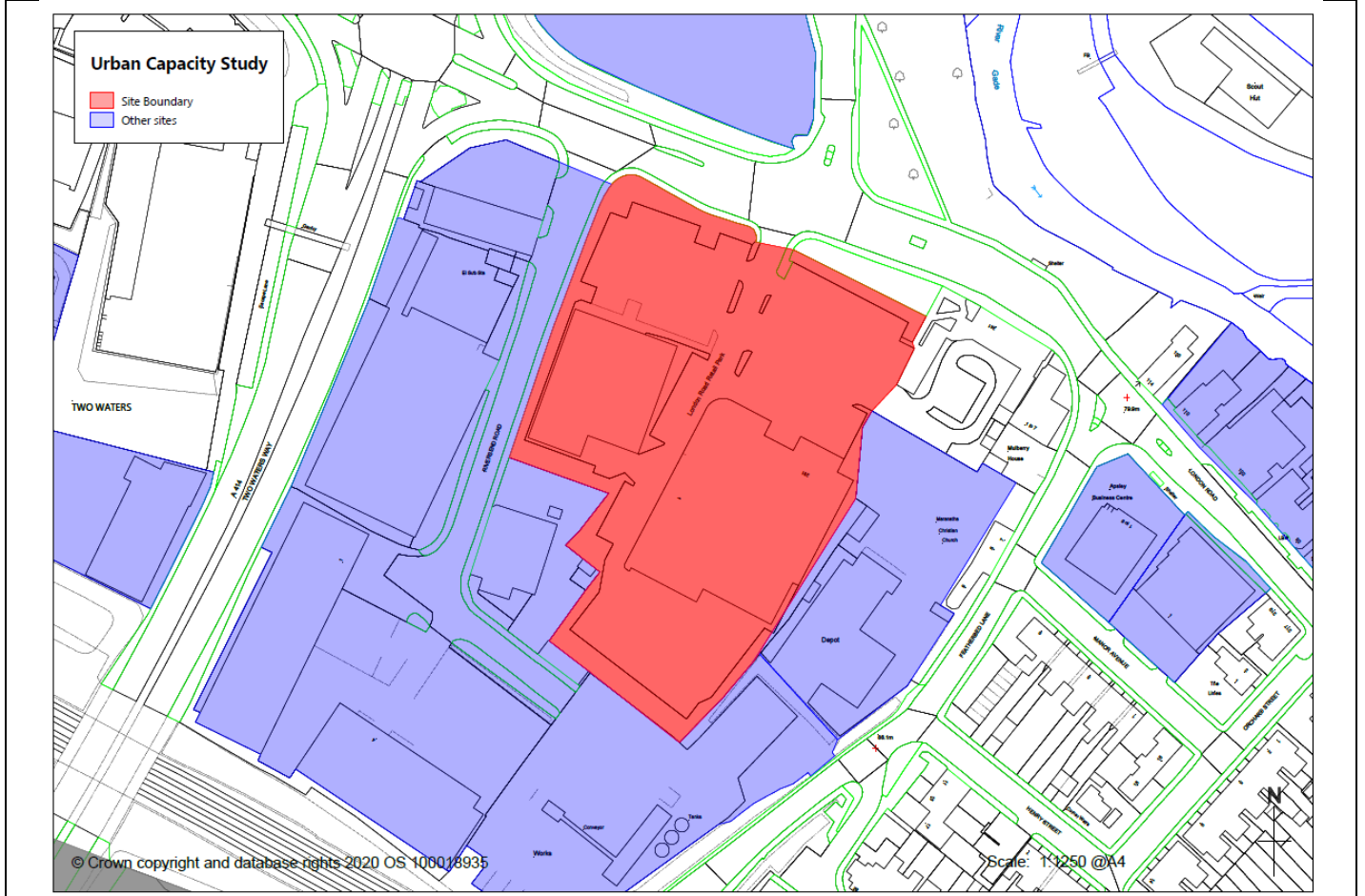
## Hemel31 - Symbio Site, Whiteleaf Road

<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 in the vicinity of Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 470 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common		
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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats
<b>Estimated Development Potential</b>	55 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel32 - London Road Retail Park

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Apsley and Corner Hall
<b>Previous/Old Reference</b>	HH33	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	1.09	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment		
<b>Policies Map Designation</b>	Main Out of Centre Retail Location		

### Site Map



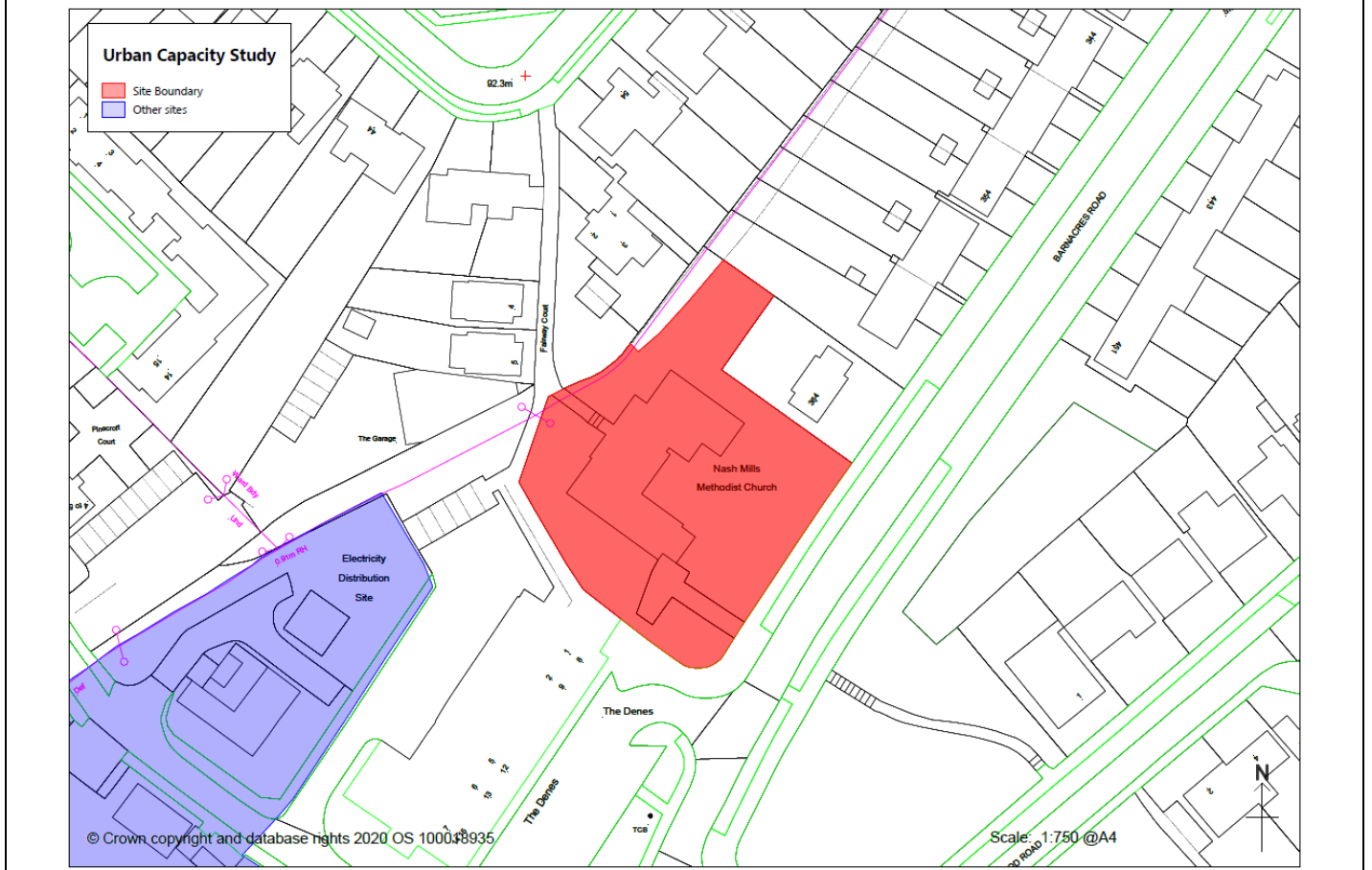
## Hemel32 - London Road Retail Park

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of The Bell Inn		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is adjacent to Boxmoor Common		
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 650 metres to the east of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is adjacent to Boxmoor Common/ River Bulbourne		
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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	272 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel33 - Nash Mills Church

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Nash Mills
<b>Previous/Old Reference</b>	HH40	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.22	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Residential, Retail		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



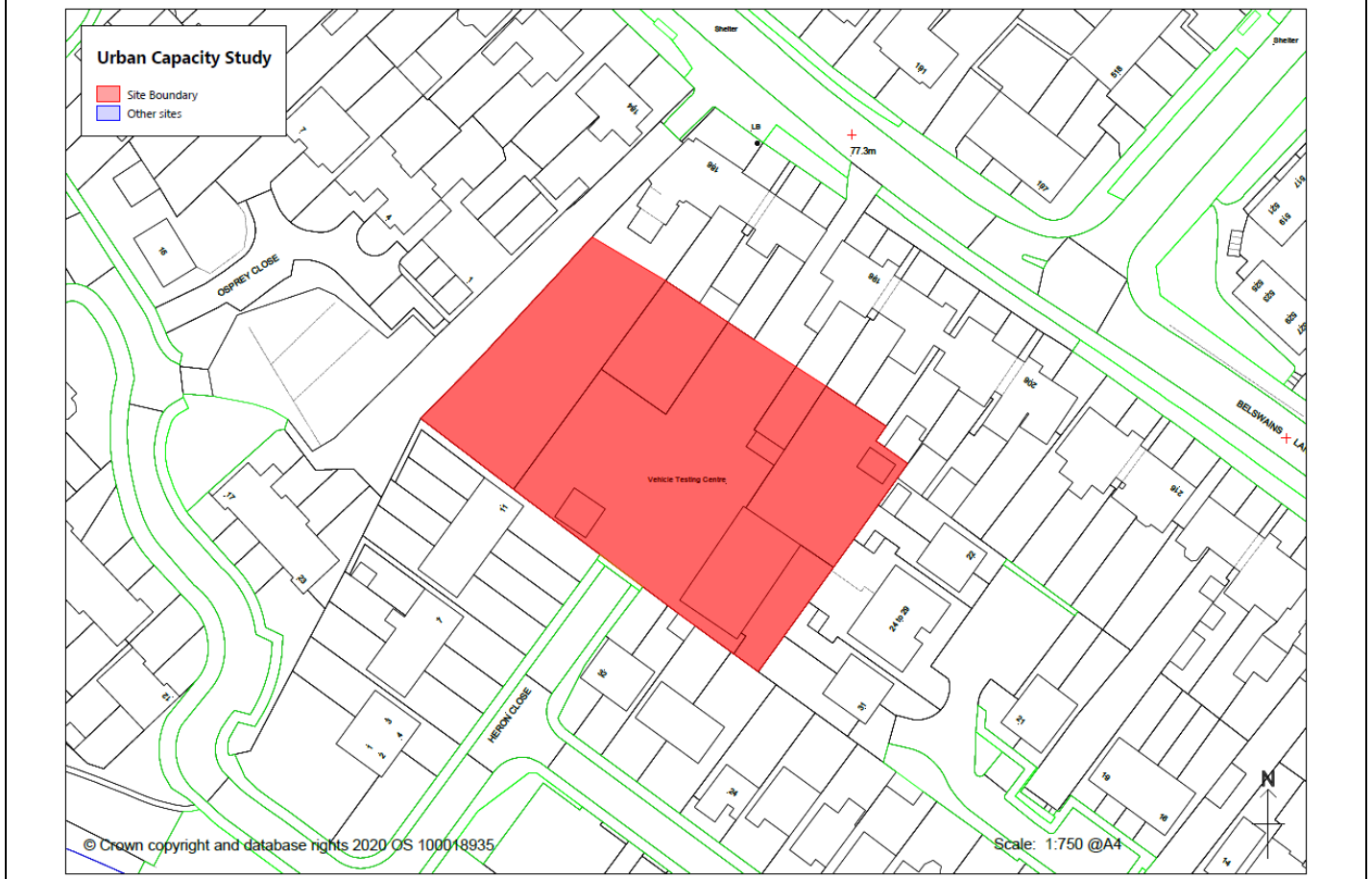
## Hemel33 - Nash Mills Church

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 359 metres to the north-east of the Grand Union Canal		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	27 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel34 - H/1 - Land rear of 186-202 Belswains Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Nash Mills
<b>Previous/Old Reference</b>	HH41	<b>Source</b>	Review of allocations
<b>Site Area (hectares)</b>	0.32	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Proposed Housing Site		

### Site Map



## Hemel34 - H/1 - Land rear of 186-202 Belswains Lane

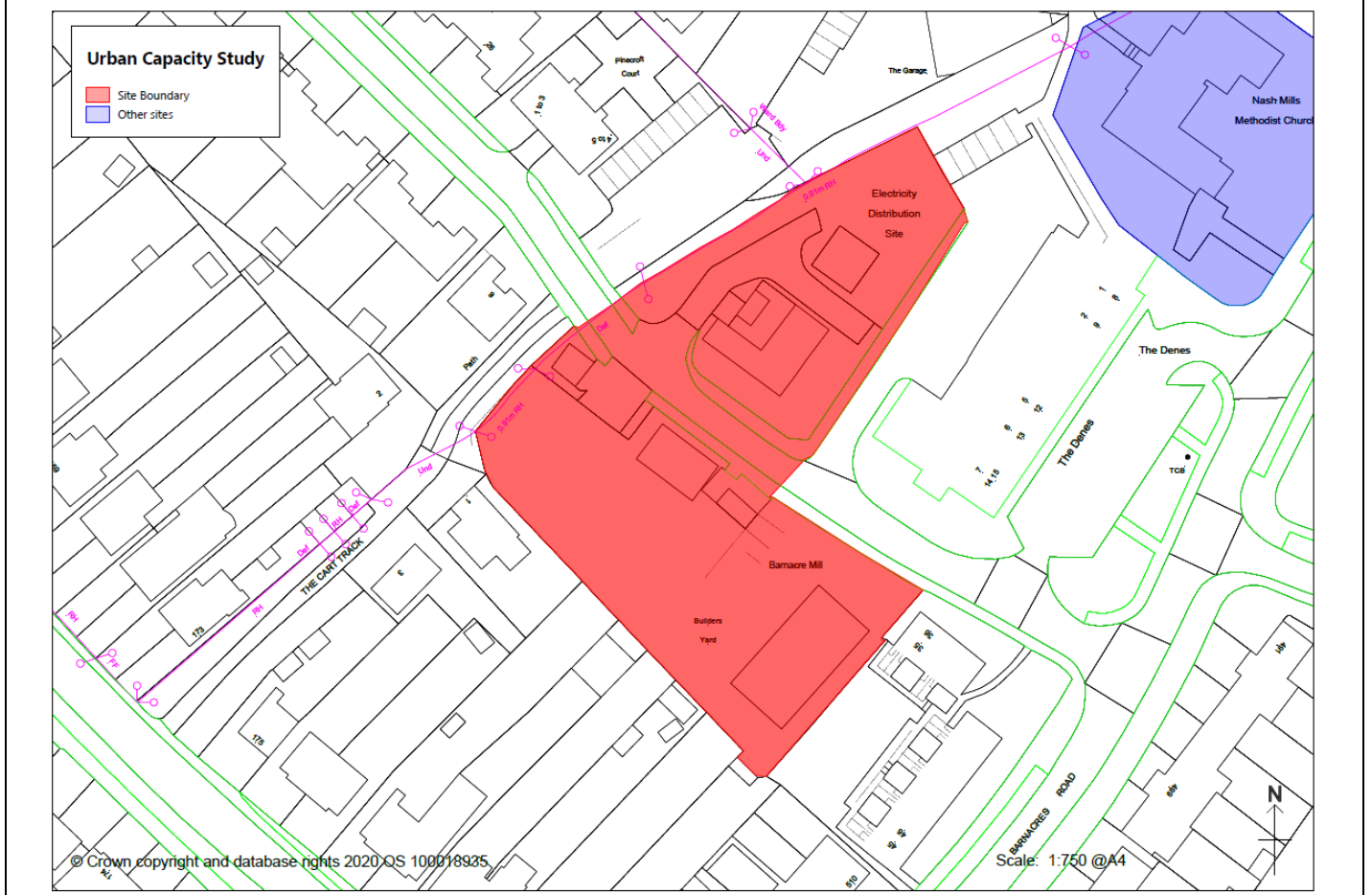
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 90 metres to the north-east of the Grand Union Canal		
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 not located within any Source Protection Zones		
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	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>	12 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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.		



## Hemel35 - The Cart Track

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Nash Mills
<b>Previous/Old Reference</b>	HH42	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.45	<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



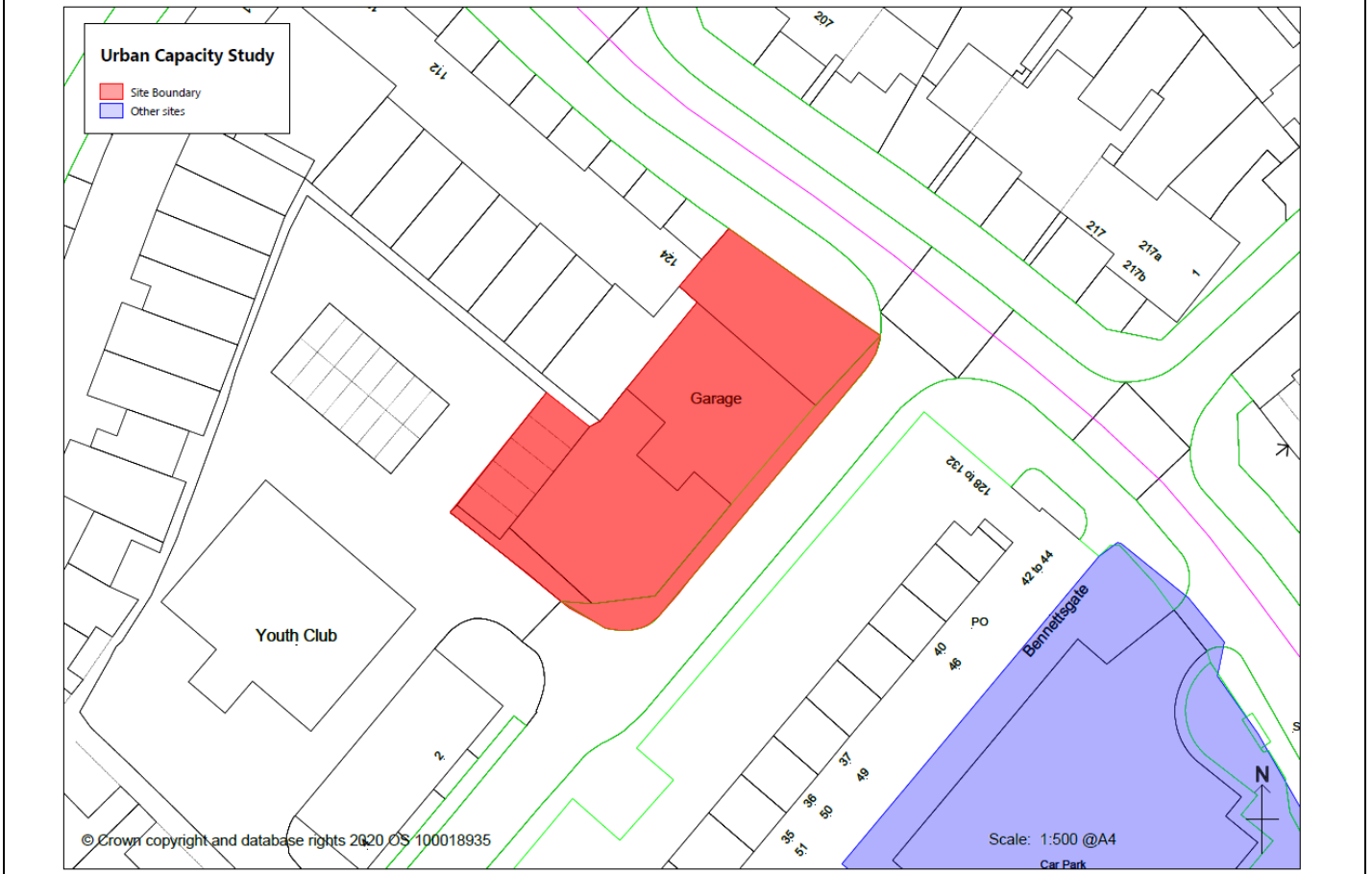
## Hemel35 - The Cart Track

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 240 metres to the north-east of the Grand Union Canal		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	56 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel36 - Kimps Way

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Bennetts End
<b>Previous/Old Reference</b>	HH43	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.11	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment, Car park, Residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



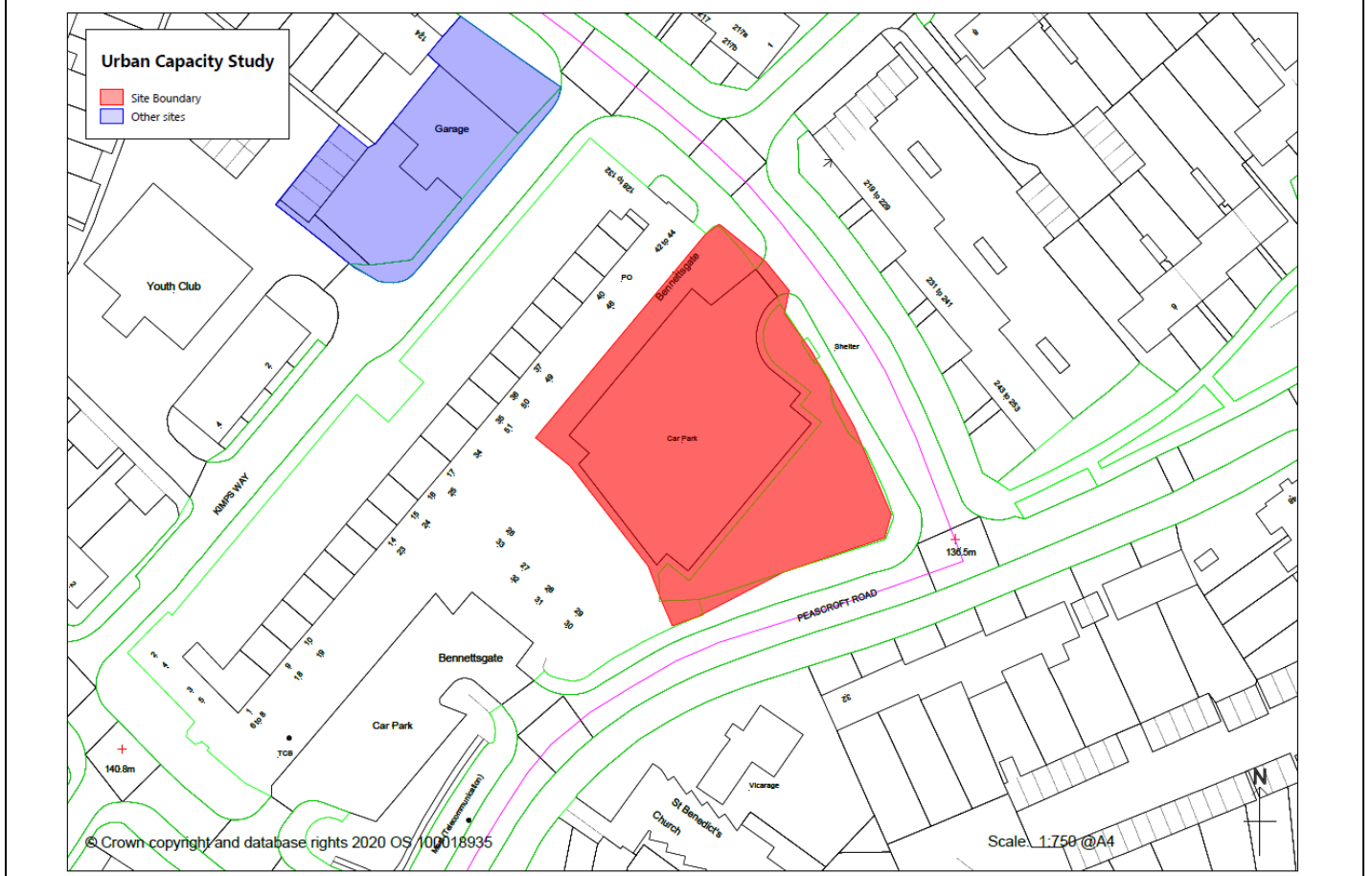
## Hemel36 - Kimps Way

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 259 metres to the south of Rant Meadow Wood		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	13 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel37 - Bennetts End Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Bennetts End
<b>Previous/Old Reference</b>	HH44	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.24	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Car Park		
<b>Adjacent Use(s)</b>	Mixed use including residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



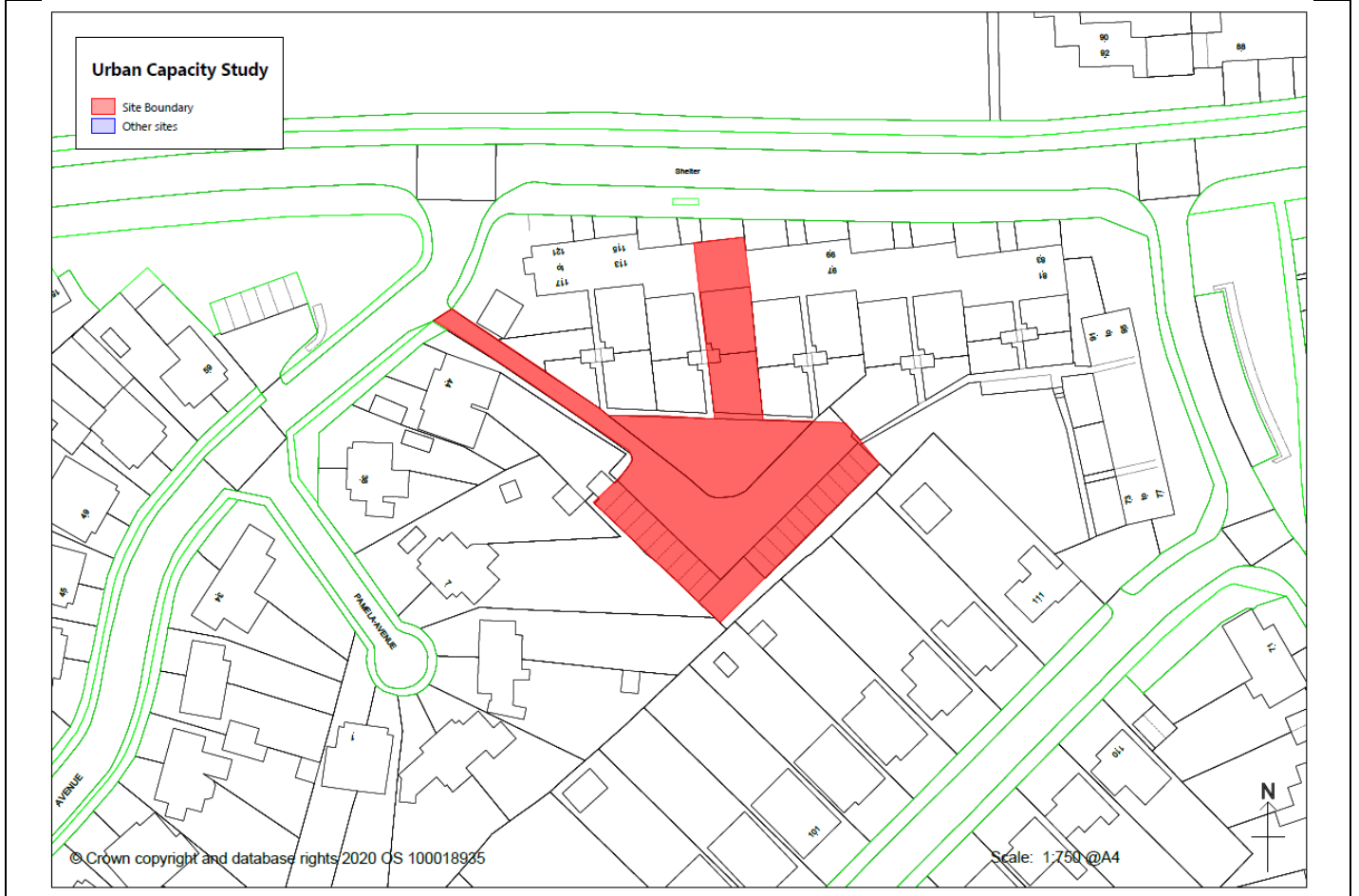
## Hemel37 - Bennetts End Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 280 metres to the south of Rant Meadow Wood		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	29 dwellings		
<b>Suitability</b>	Unsuitable: Site is in active use as a car park that is well served by the local community.		
<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.		

## Hemel38 - Leys Road (No 121)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Bennetts End
<b>Previous/Old Reference</b>	HH45	<b>Source</b>	Brownfield Land Register
<b>Site Area (hectares)</b>	0.14	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Hemel38 - Leys Road (No 121)

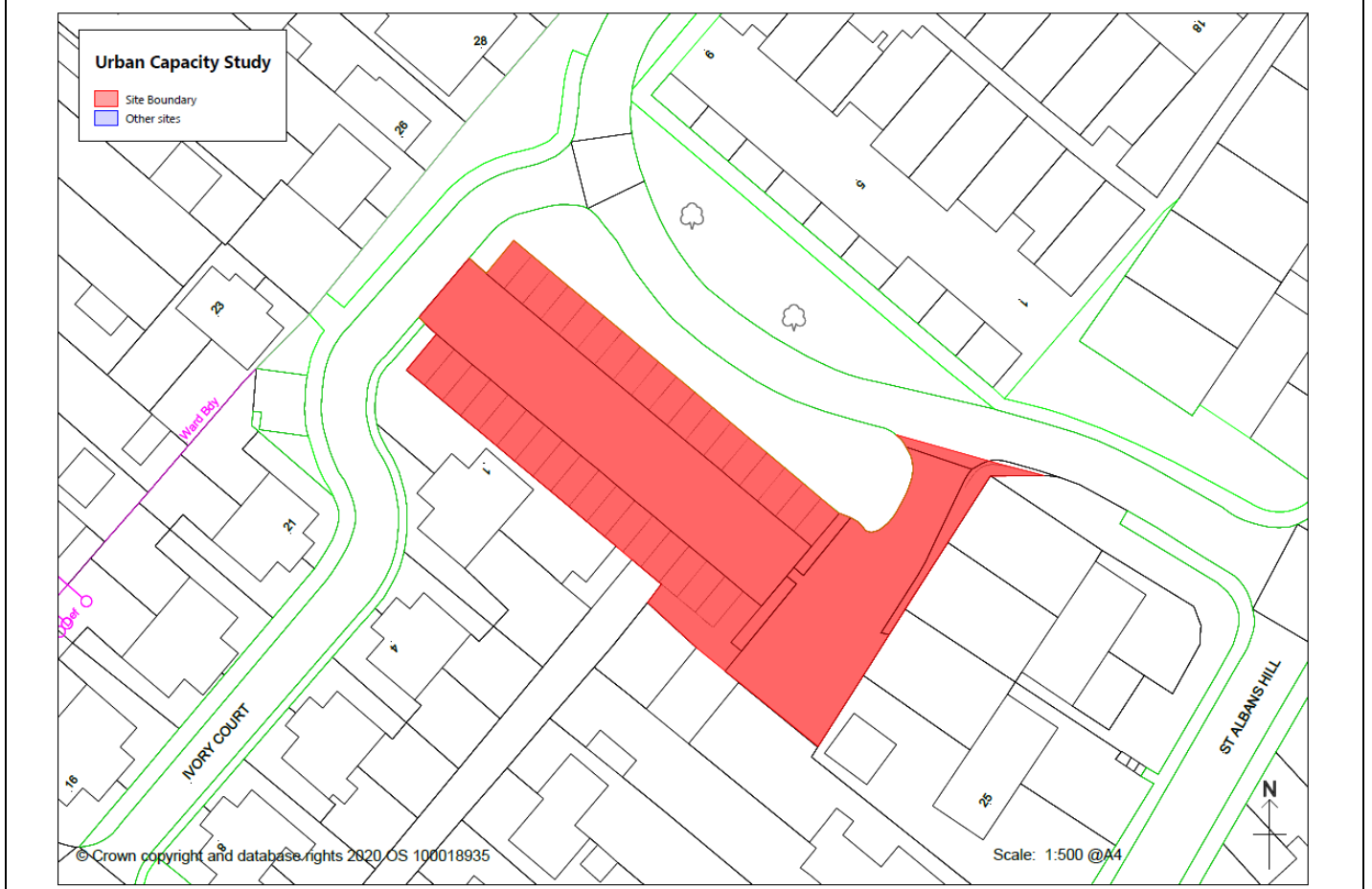
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a 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	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 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>	5 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel39 - Garages south of Sempill Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Bennetts End
<b>Previous/Old Reference</b>	HH78	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.14	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



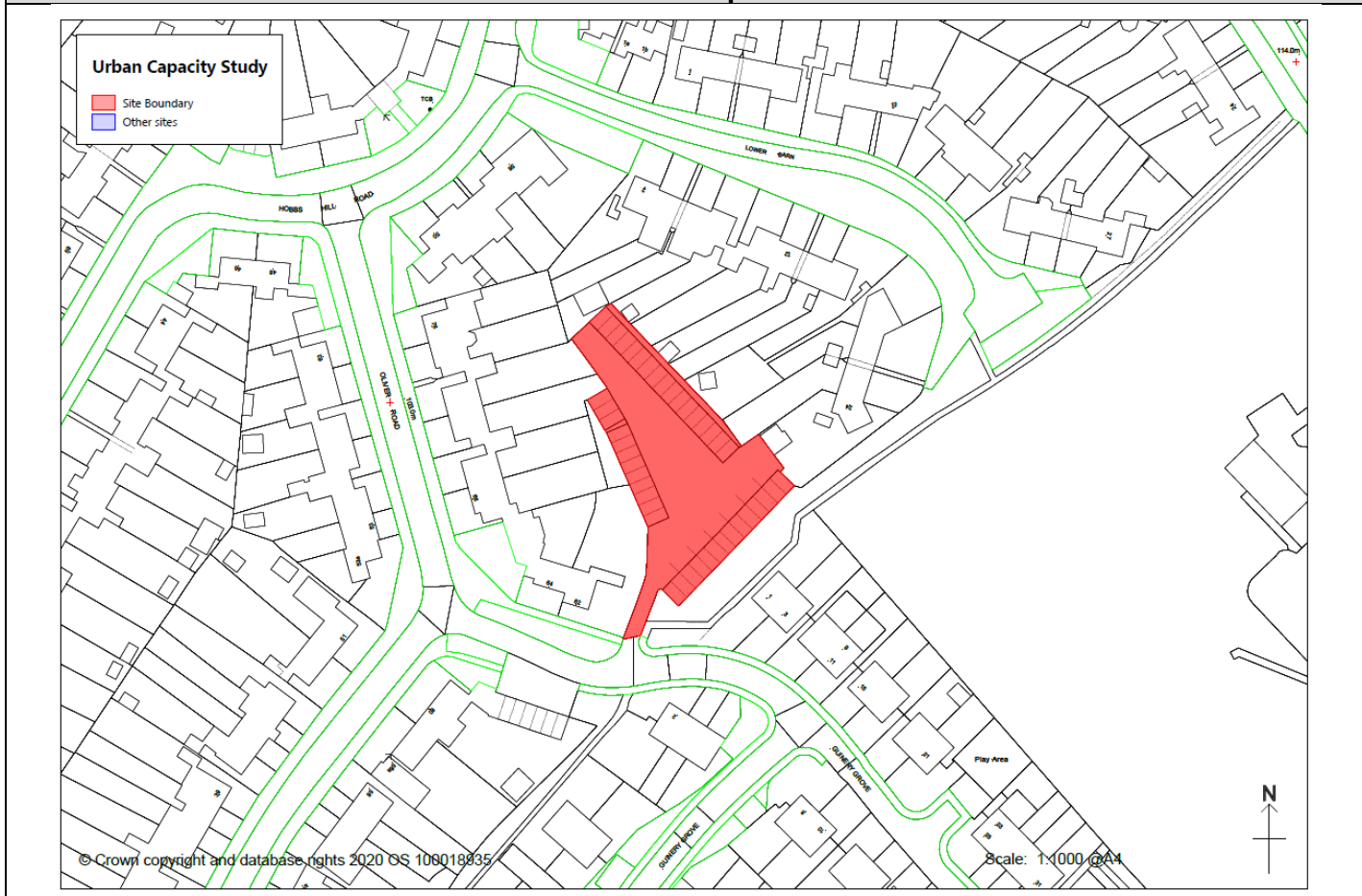
## Hemel39 - Garages south of Sempill Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 300 metres to the north-east of the Grand Union Canal		
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	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
<b>Estimated Development Potential</b>	5 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel40 - Garages off Guinery Grove

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Bennetts End
<b>Previous/Old Reference</b>	HH86	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.16	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



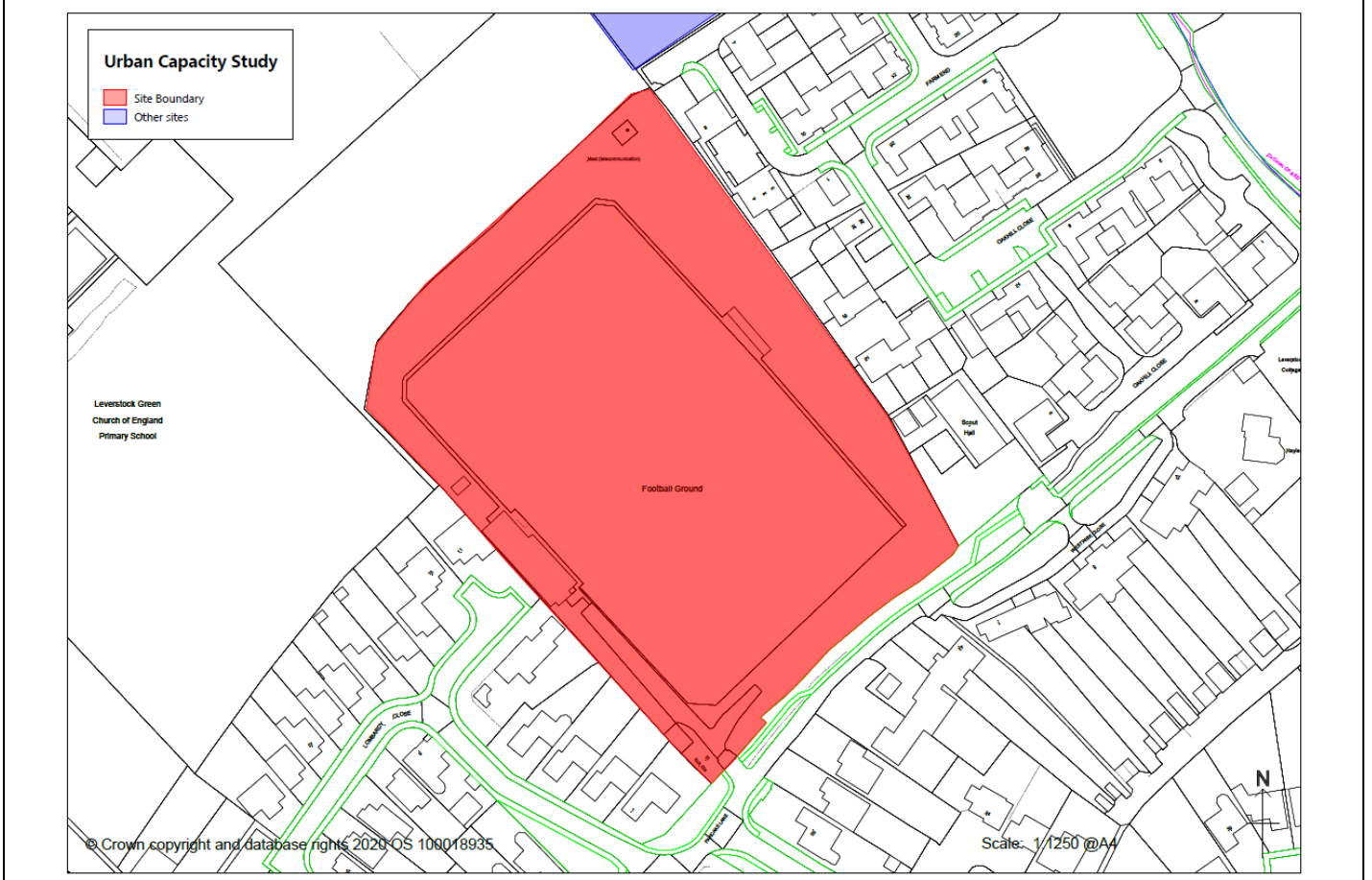
## Hemel40 - Garages off Guinery Grove

<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 not 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 not within 3km of a 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	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>	6 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel41 - Leverstock Green FC, Pancake Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Leverstock Green
<b>Previous/Old Reference</b>	HH46	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.8	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Education, Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



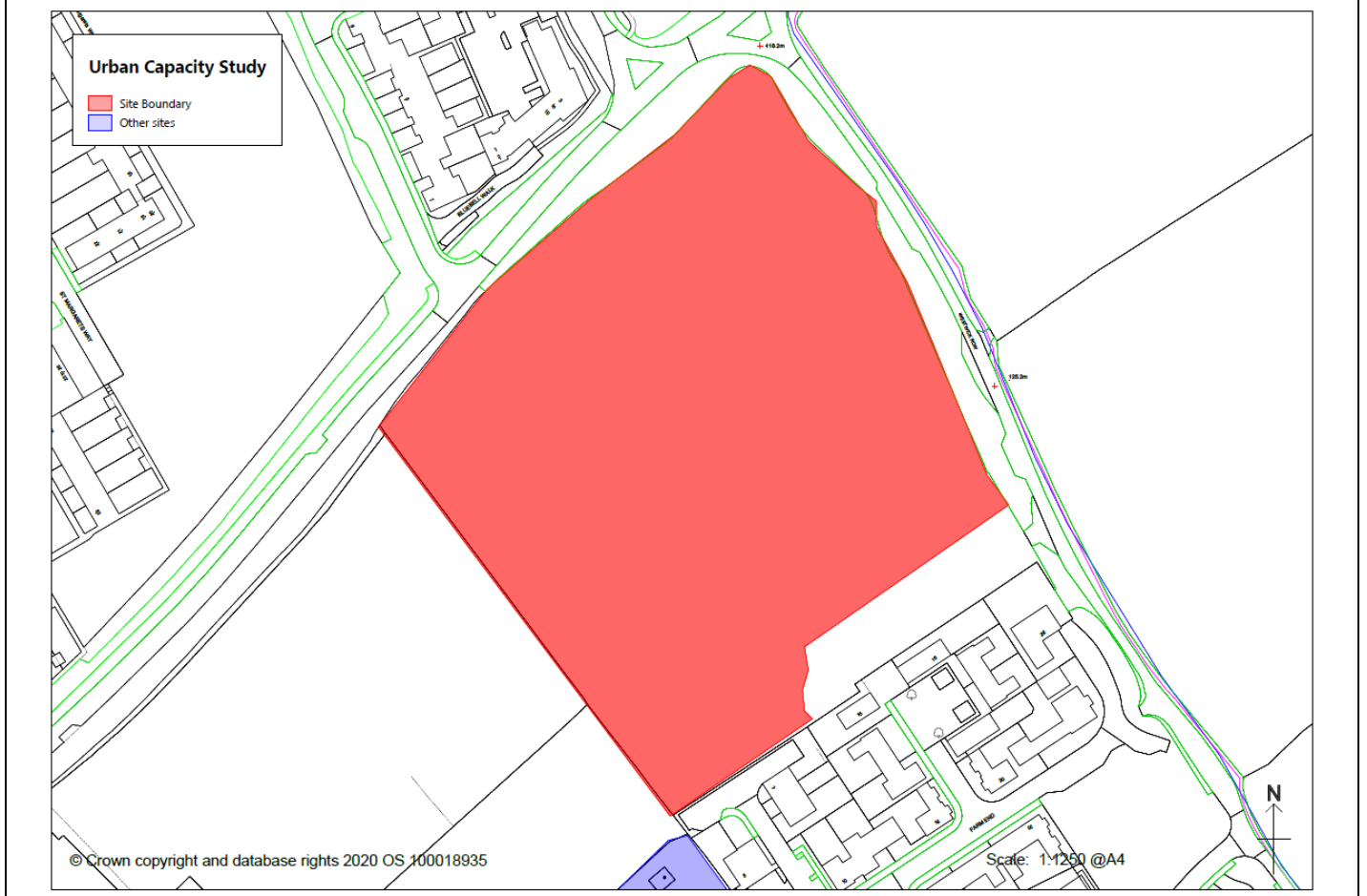
## Hemel41 - Leverstock Green FC, Pancake Lane

<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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 300 metres to the north-east of Holy Trinity Church		
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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	225 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.		

## Hemel42 - Site to the south of Green Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Leverstock Green
<b>Previous/Old Reference</b>	HH47	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	2.03	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Equestrian/Paddock		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Open Land		

### Site Map



## Hemel42 - Site to the south of Green Lane

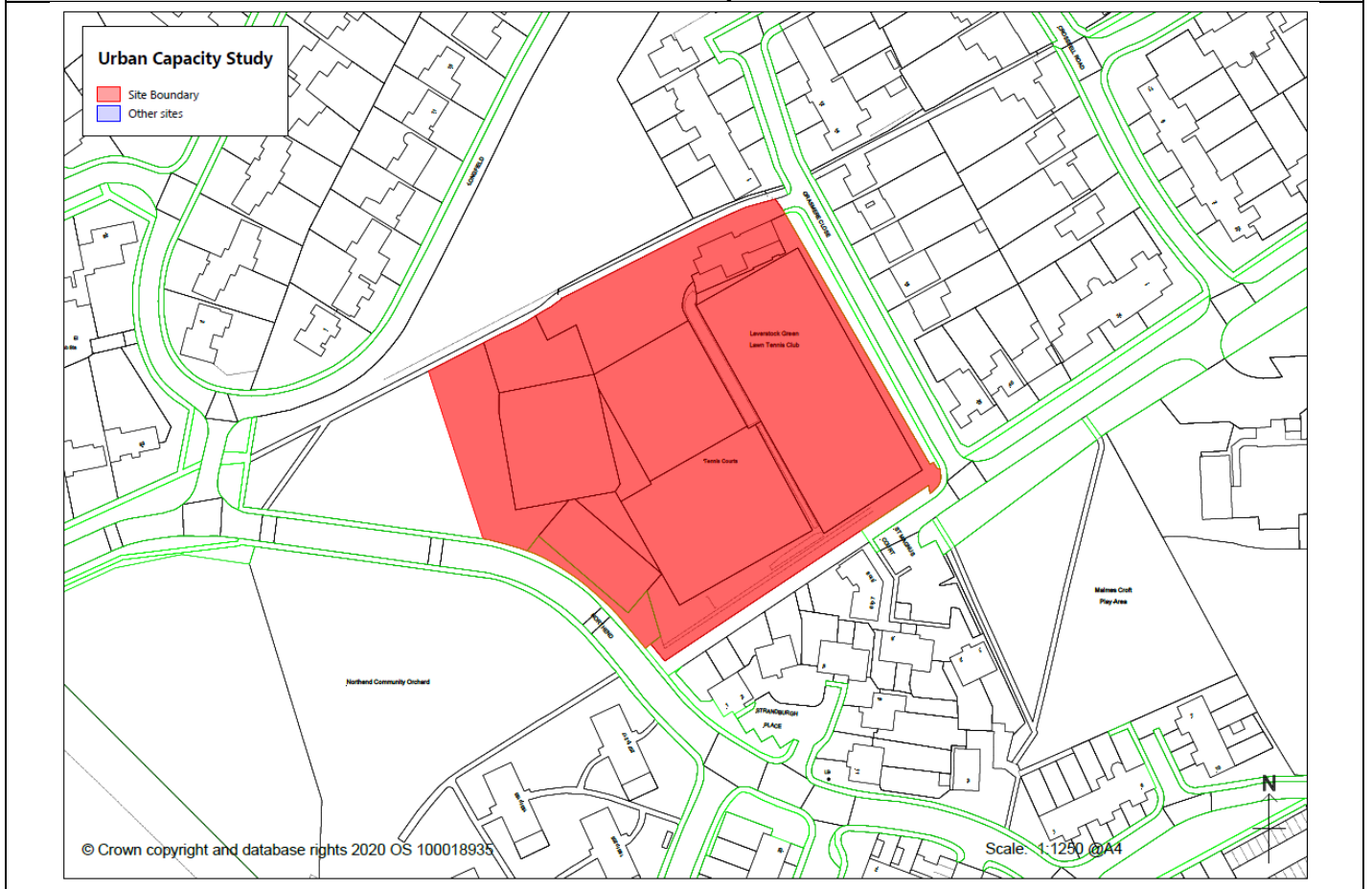
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and 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 not within 3km of a 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 not within 400m of a bus stop.		
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>	81 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.		



## Hemel43 - H/6 - Leverstock Green Tennis Club, Grasmere Close

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Leverstock Green
<b>Previous/Old Reference</b>	HH48	<b>Source</b>	Review of allocations
<b>Site Area (hectares)</b>	1.12	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Residential, Open space		
<b>Policies Map Designation</b>	Open Land		

### Site Map



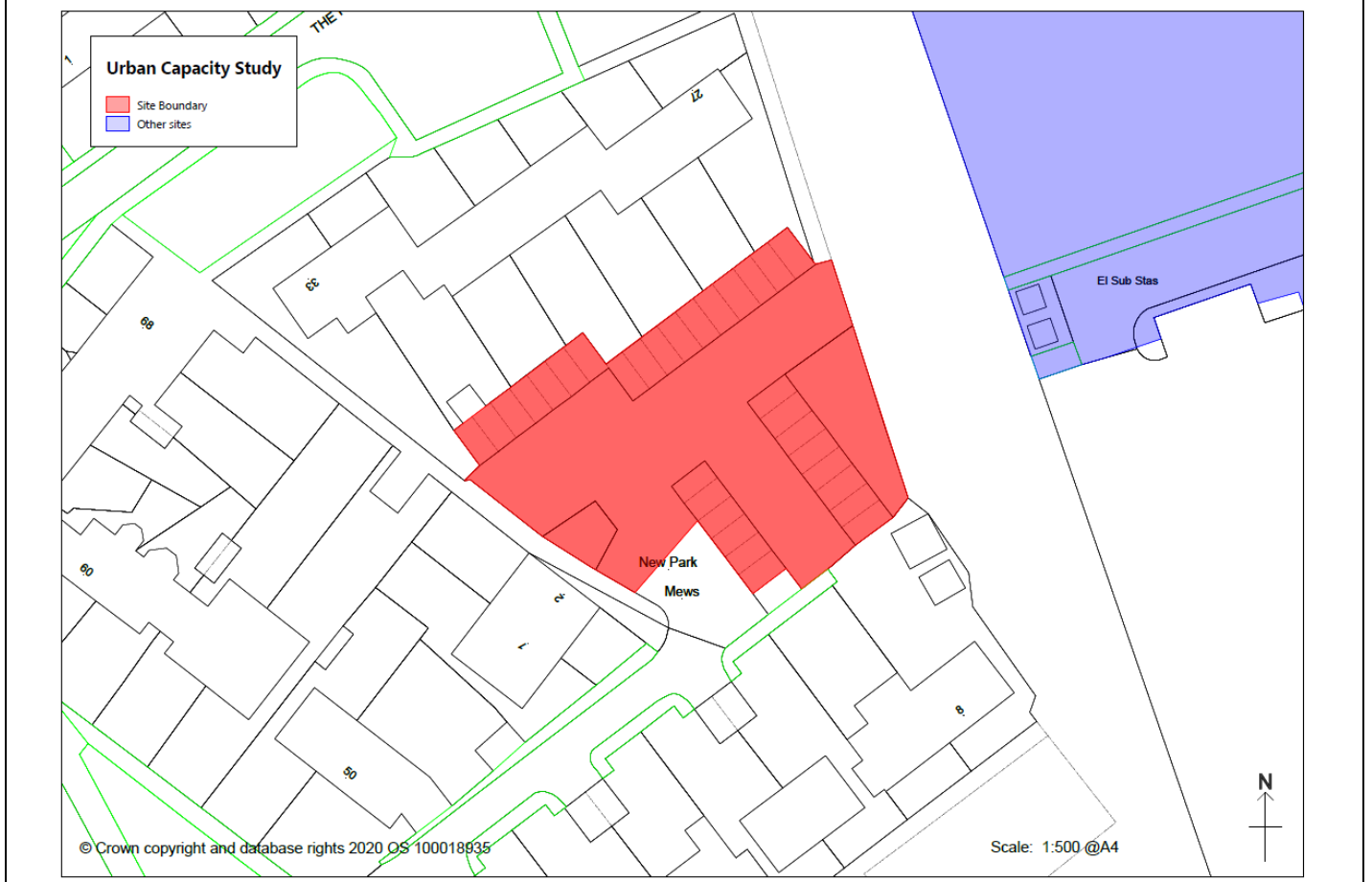
## Hemel43 - H/6 - Leverstock Green Tennis Club, Grasmere Close

<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 not 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 not within 3km of a 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 not located within any Source Protection Zones		
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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	140 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.		

## Hemel44 - Garages off New Park Drive

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Leverstock Green
<b>Previous/Old Reference</b>	HH79	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.13	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



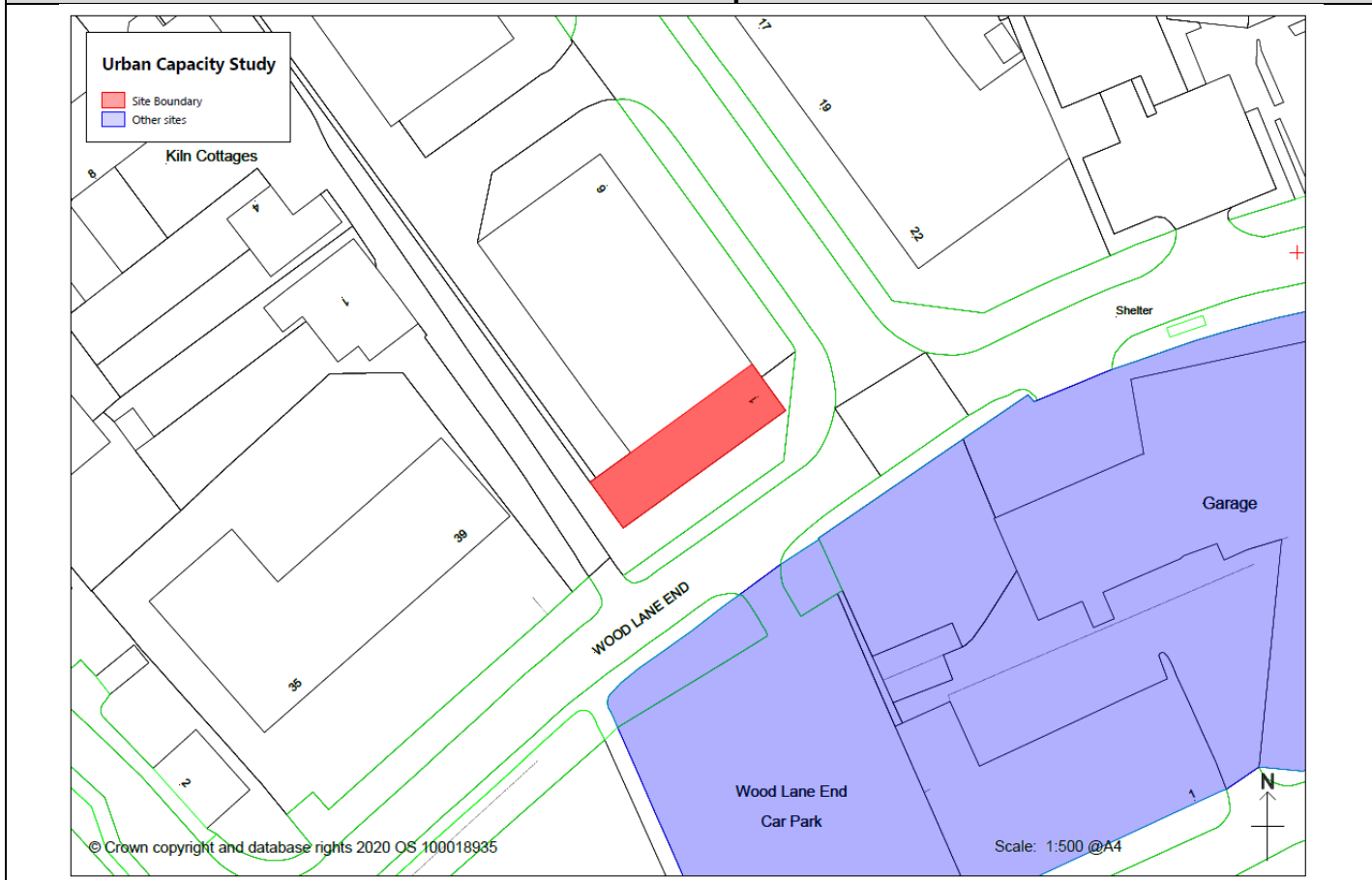
## Hemel44 - Garages off New Park Drive

<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 not 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 not within 3km of a 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	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>	5 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 houses or a mixture of houses and flats		

## Hemel45 - Crest House, 1 Mark Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH49	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.02	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment (B-use), Car Park, Residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



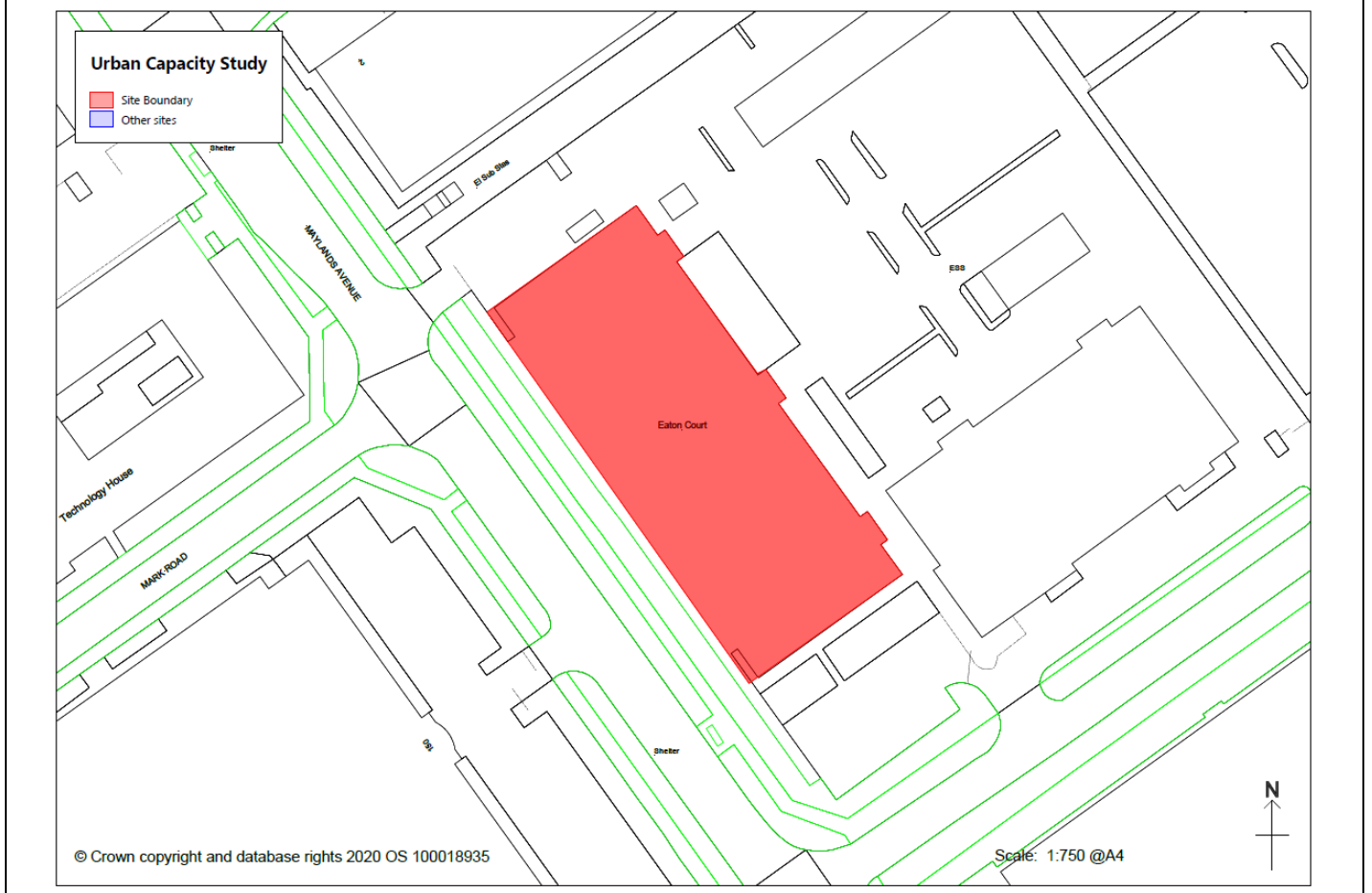
## Hemel45 - Crest House, 1 Mark Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 100 metres to the east of Maylands Wood.		
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 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel46 - Eaton Court (Building 2), Eaton Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH50	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.25	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment (B-use), Car Park		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel46 - Eaton Court (Building 2), Eaton Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 130 metres to the east of Widmore Wood.		
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 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 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	31 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		



## Hemel47 - Focus 31 (West Wing), Mark Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH51	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.05	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment (B-use), Car Park		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel47 - Focus 31 (West Wing), Mark Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 120 metres to the east of Maylands Wood.		
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 not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	5 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel48 - Focus 31 (South Wing), Mark Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH52	<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>	Employment (B-use), Car Park		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



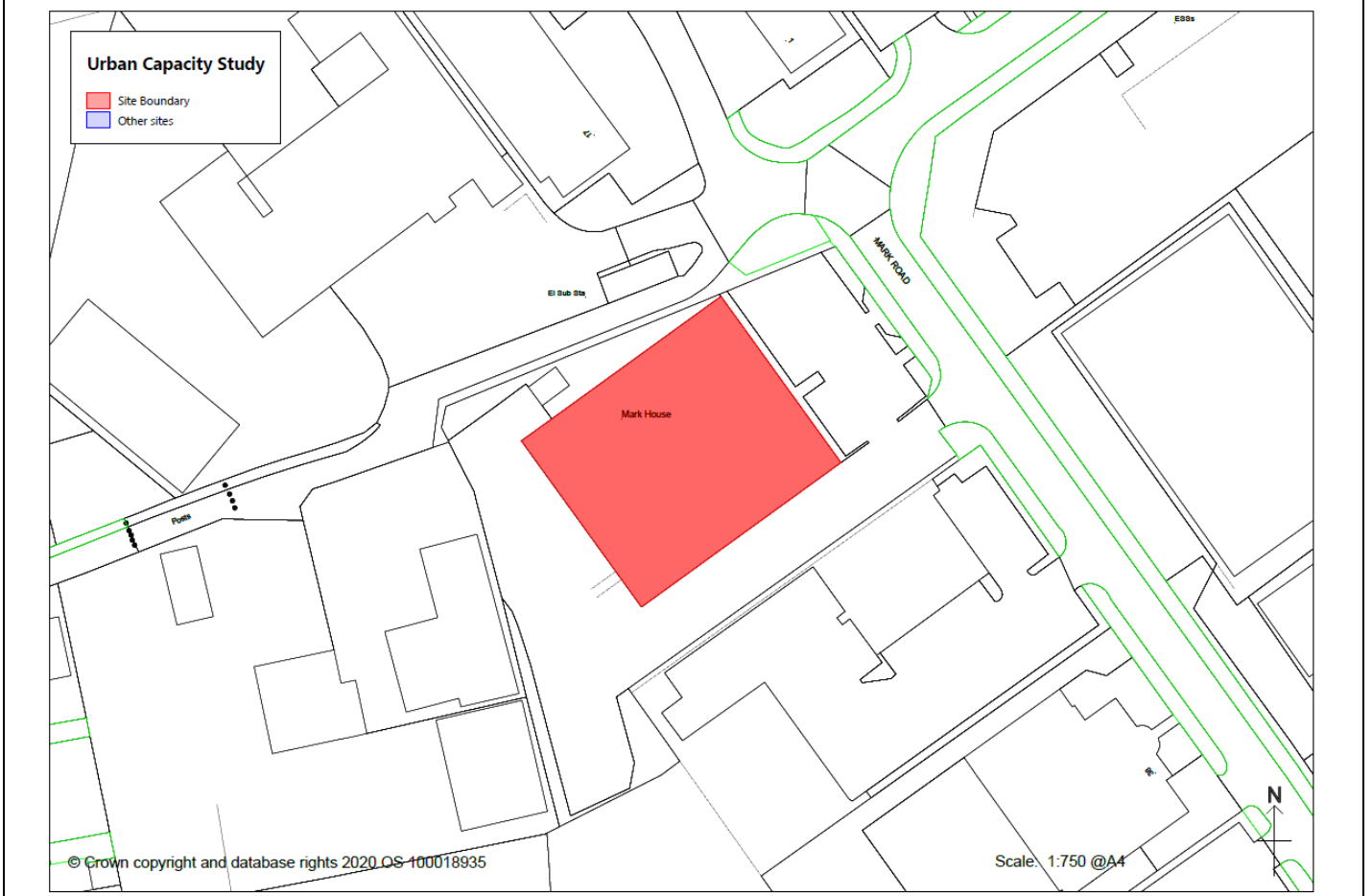
## Hemel48 - Focus 31 (South Wing), Mark Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 120 metres to the east of Maylands Wood.		
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 not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	7 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel49 - Mark House (Unit 3 and 4), Mark Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH53	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.15	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment (B-use), Car park		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



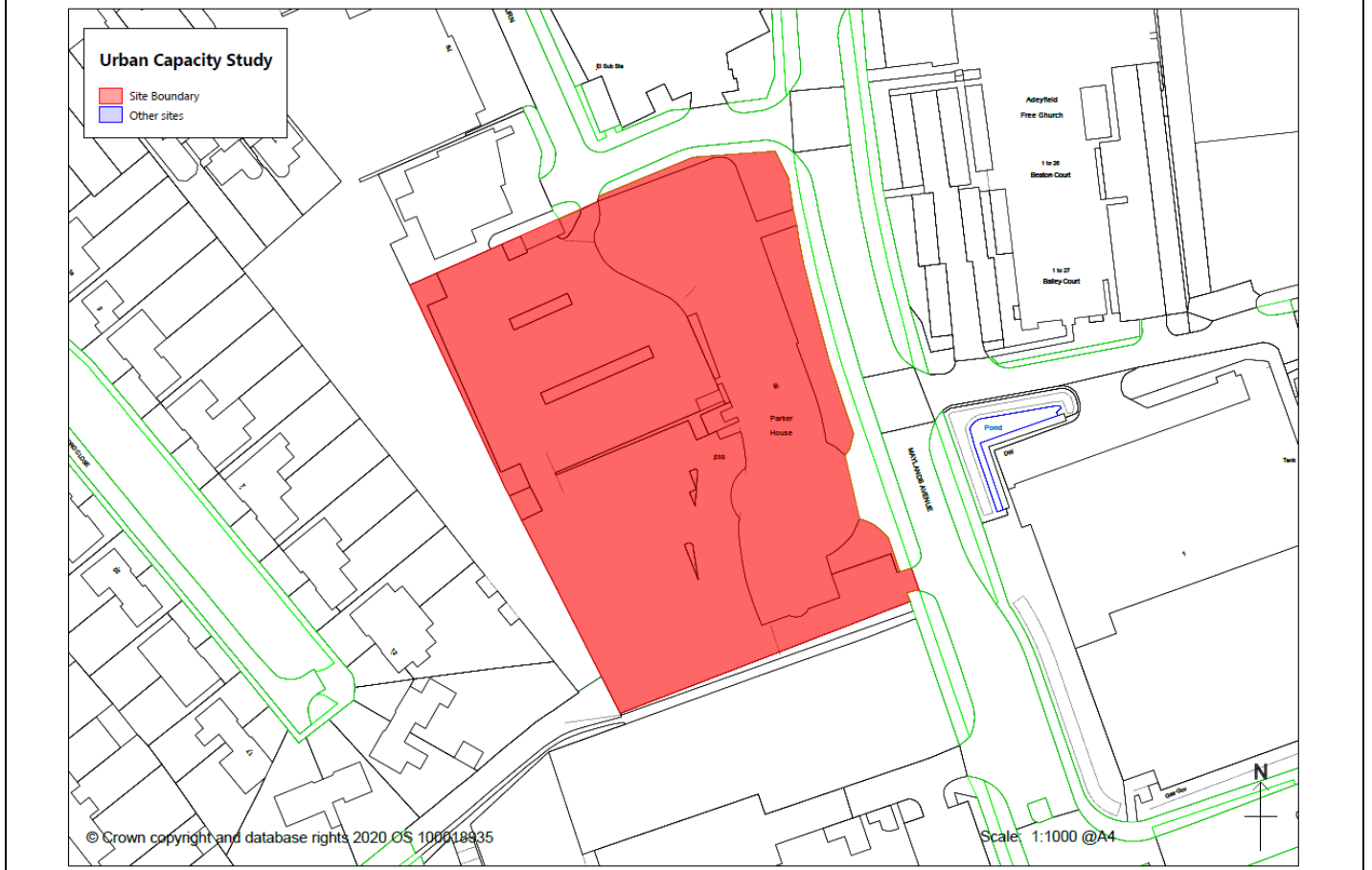
## Hemel49 - Mark House (Unit 3 and 4), Mark Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 110 metres to the south of Widmore Wood.		
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 not located within any Source Protection Zones		
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 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	18 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel50 - Parker House, Maylands Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH54	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.91	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential, Car park, Employment (B-use)		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel50 - Parker House, Maylands Avenue

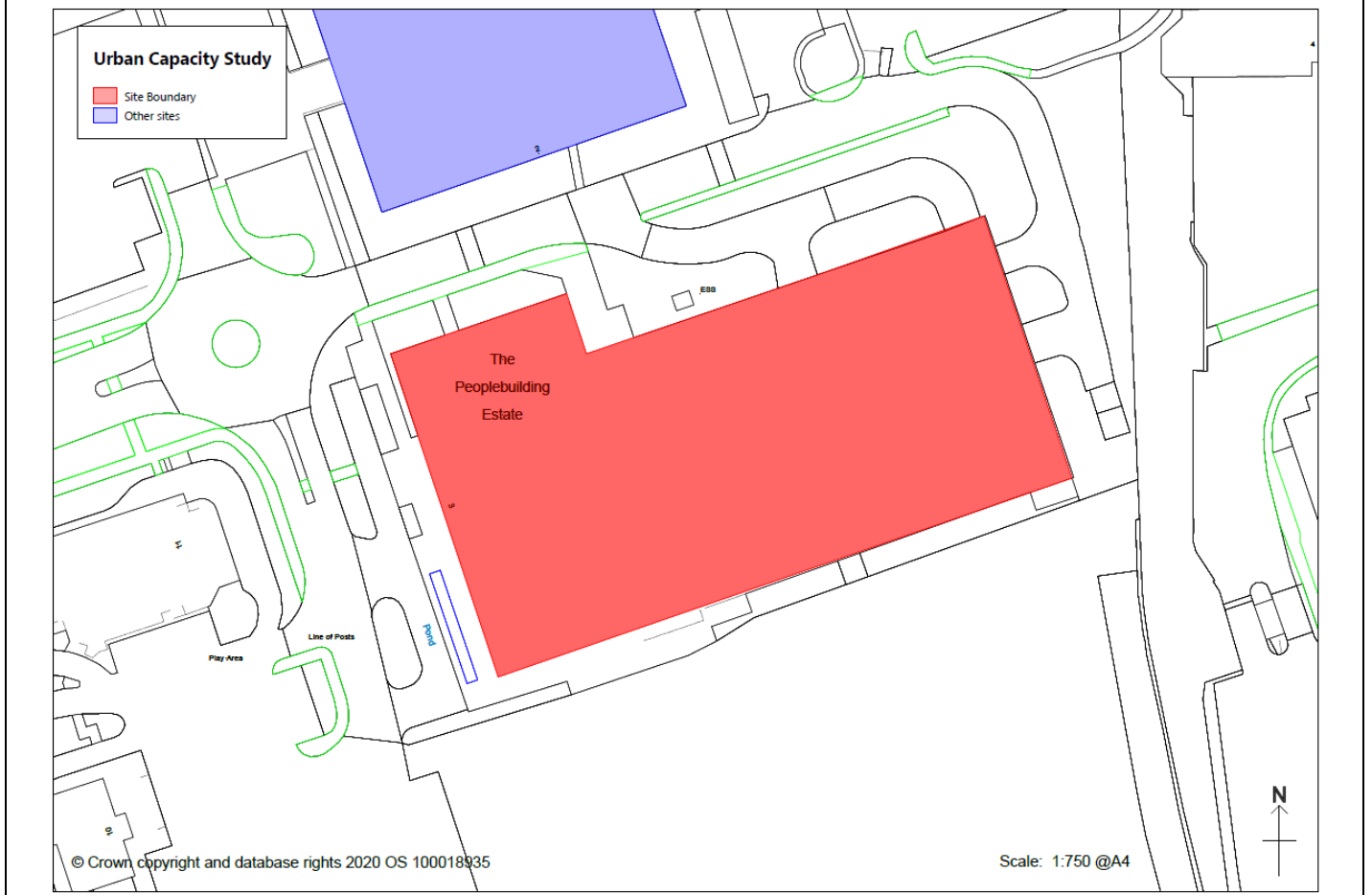
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 250 metres to the south-east of Maylands Wood.		
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 not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	227 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		



## Hemel51 - Peoplebuilding No.1, Maylands Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH55	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.52	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Mixed Use excluding residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



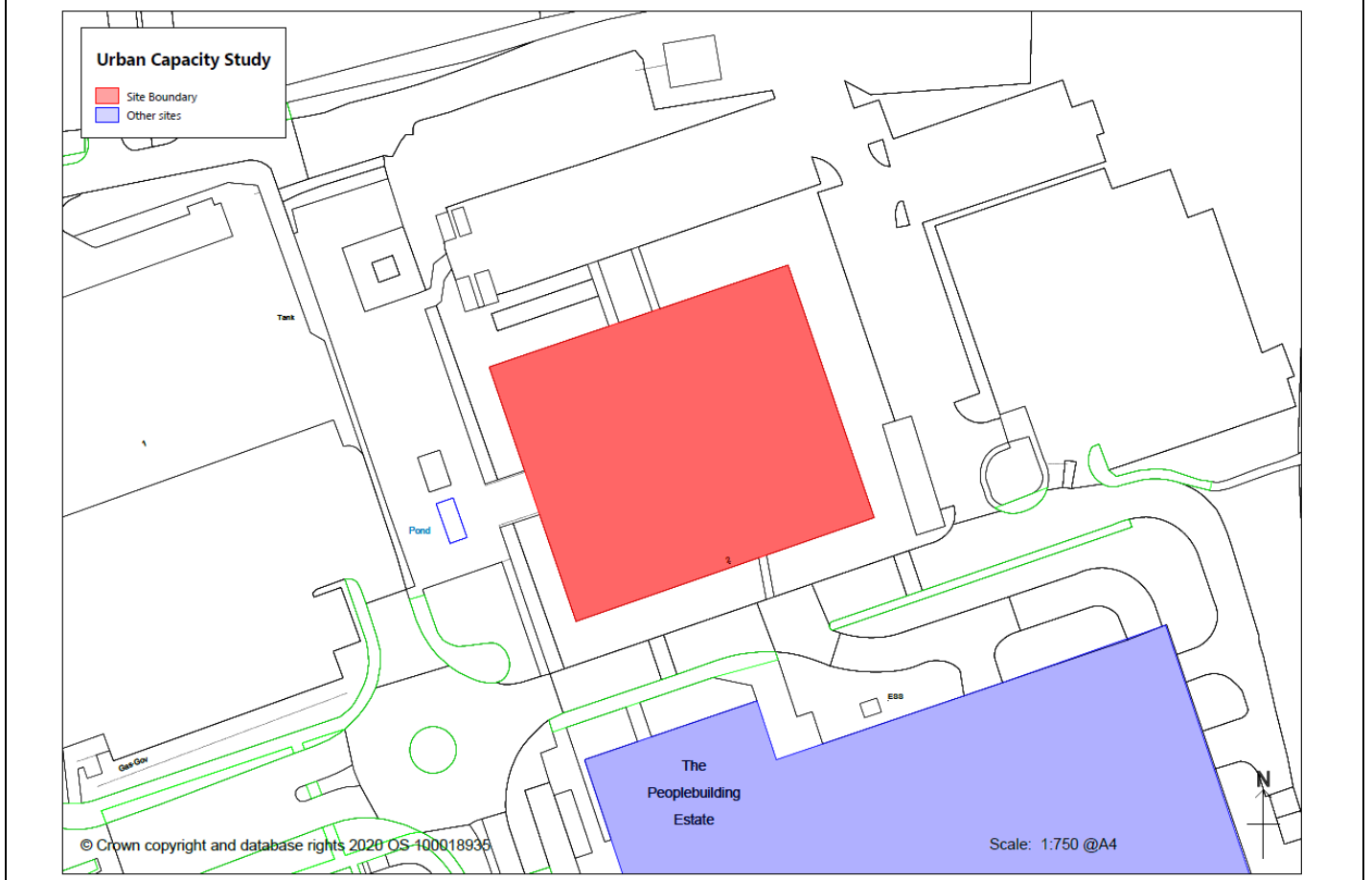
## Hemel51 - Peoplebuilding No.1, Maylands Avenue

<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 not within 3km of a 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 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	129 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel52 - Peoplebuilding No.2, Maylands Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH56	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.26	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



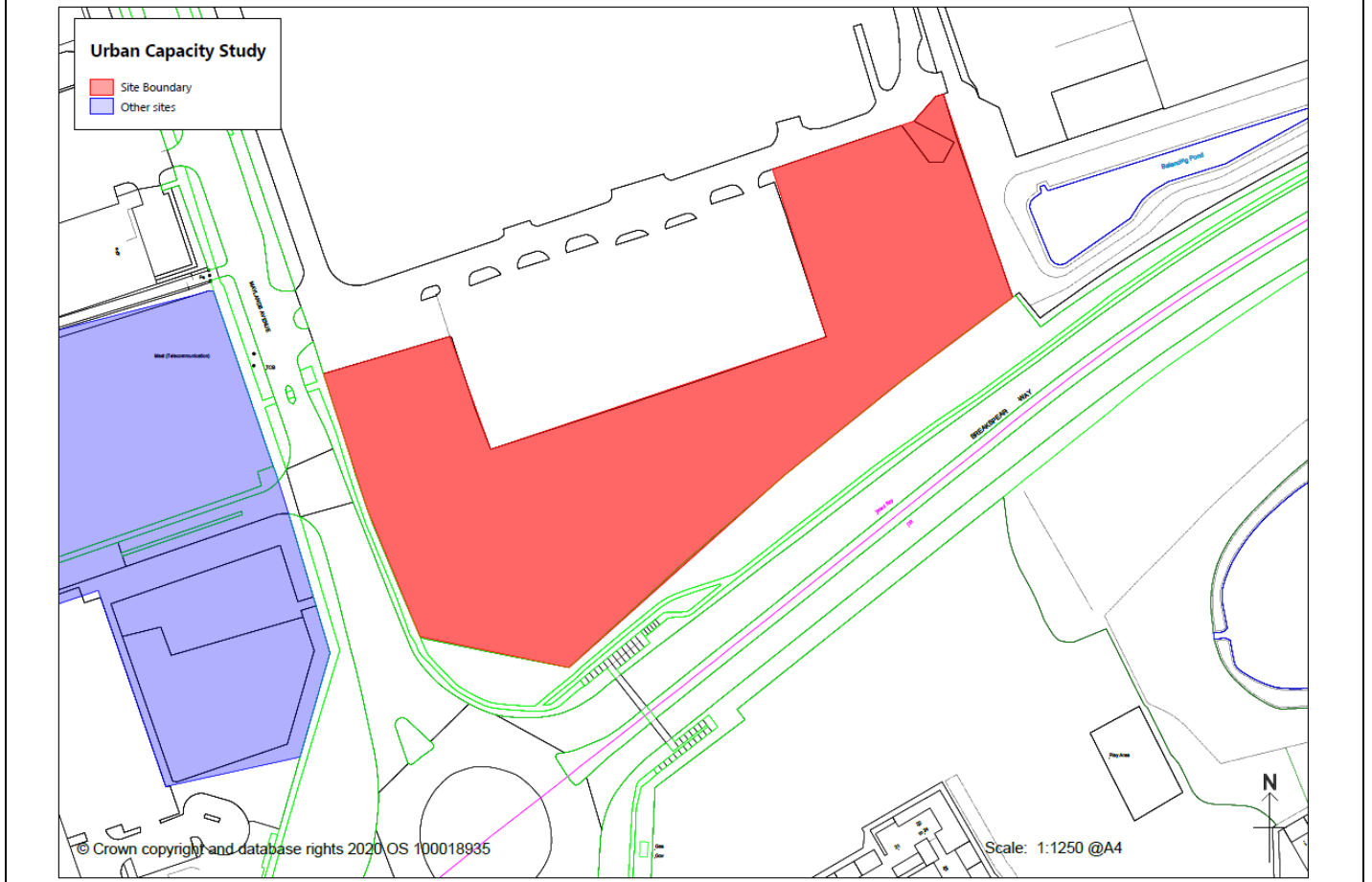
## Hemel52 - Peoplebuilding No.2, Maylands Avenue

<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 not within 3km of a 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 not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	63 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel53 - Lucas Aerospace Ltd, Maylands Avenue (Aviva site)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH57	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.16	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Mixed Use excluding residential		
<b>Policies Map Designation</b>	Open Land		

**Site Map**



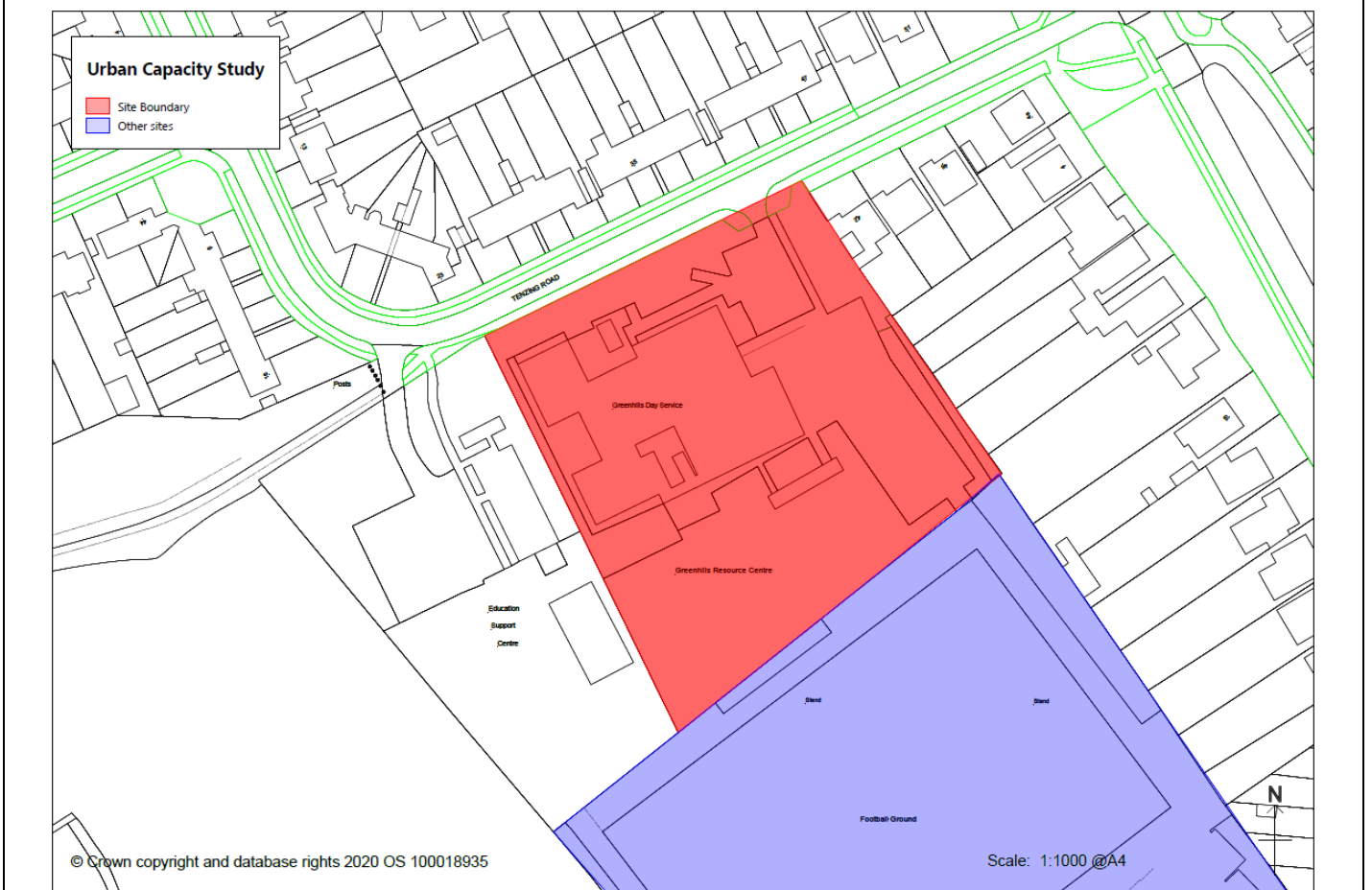
## Hemel53 - Lucas Aerospace Ltd, Maylands Avenue (Aviva site)

<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 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 not within 3km of a 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	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	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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	290 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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.		

## Hemel54 - Greenhills Day Centre, Tenzing Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH58	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.78	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Community/Leisure		
<b>Adjacent Use(s)</b>	Residential, Community/Leisure, Education		
<b>Policies Map Designation</b>	Open Land		

### Site Map



## Hemel54 - Greenhills Day Centre, Tenzing Road

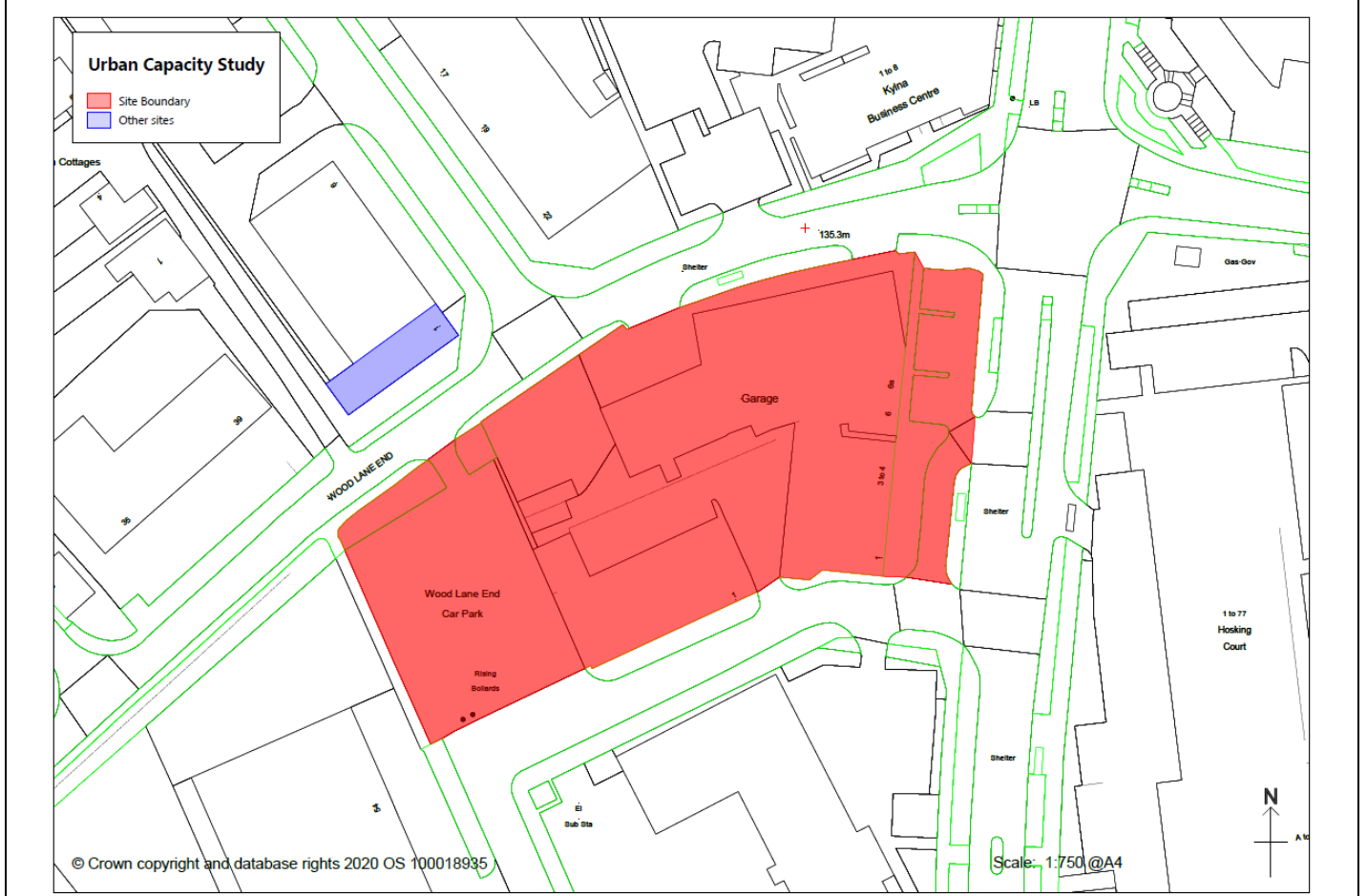
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a 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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	97 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.		



## Hemel55 - Maylands Business Area (i)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH59	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.53	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Mixed Use, including residential		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



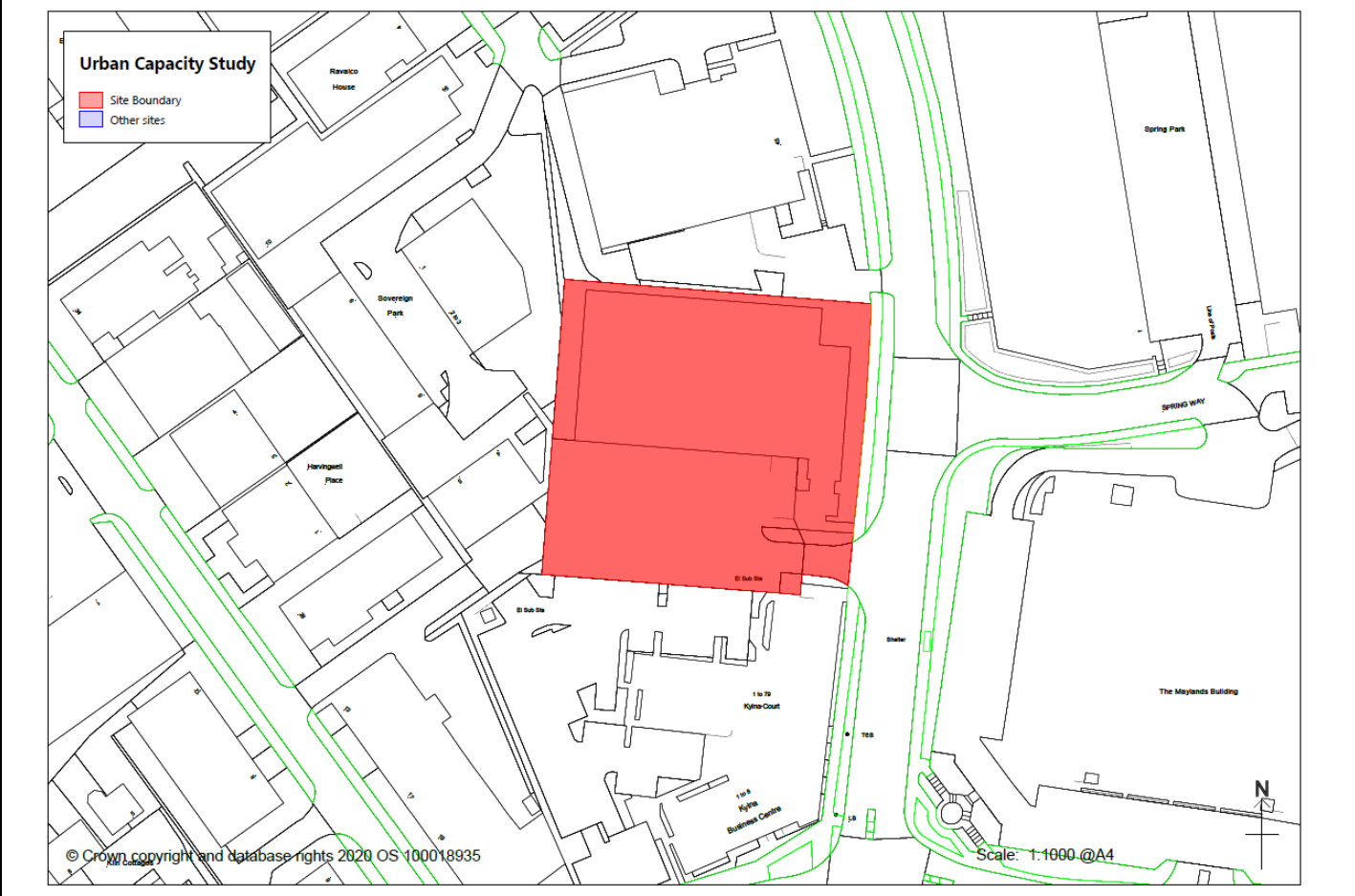
## Hemel55 - Maylands Business Area (i)

<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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 120 metres to the east of Maylands Wood.		
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 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	132 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel56 - Maylands Business Area (ii)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH60	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.47	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



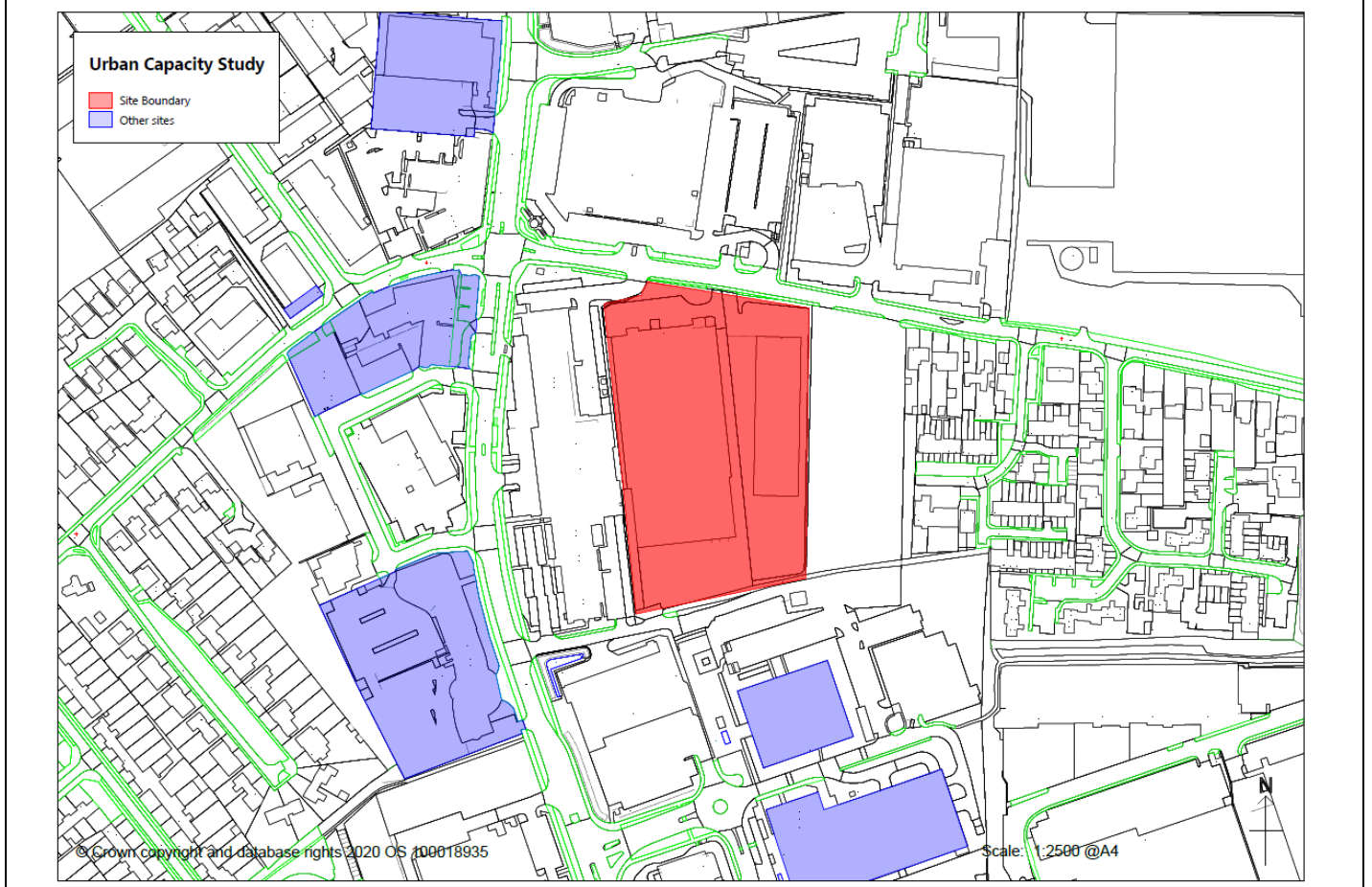
## Hemel56 - Maylands Business Area (ii)

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 160 metres to the east of Maylands Wood.		
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 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	118 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel57 - 66 and 72 Wood Lane End

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH87	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	1.88	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



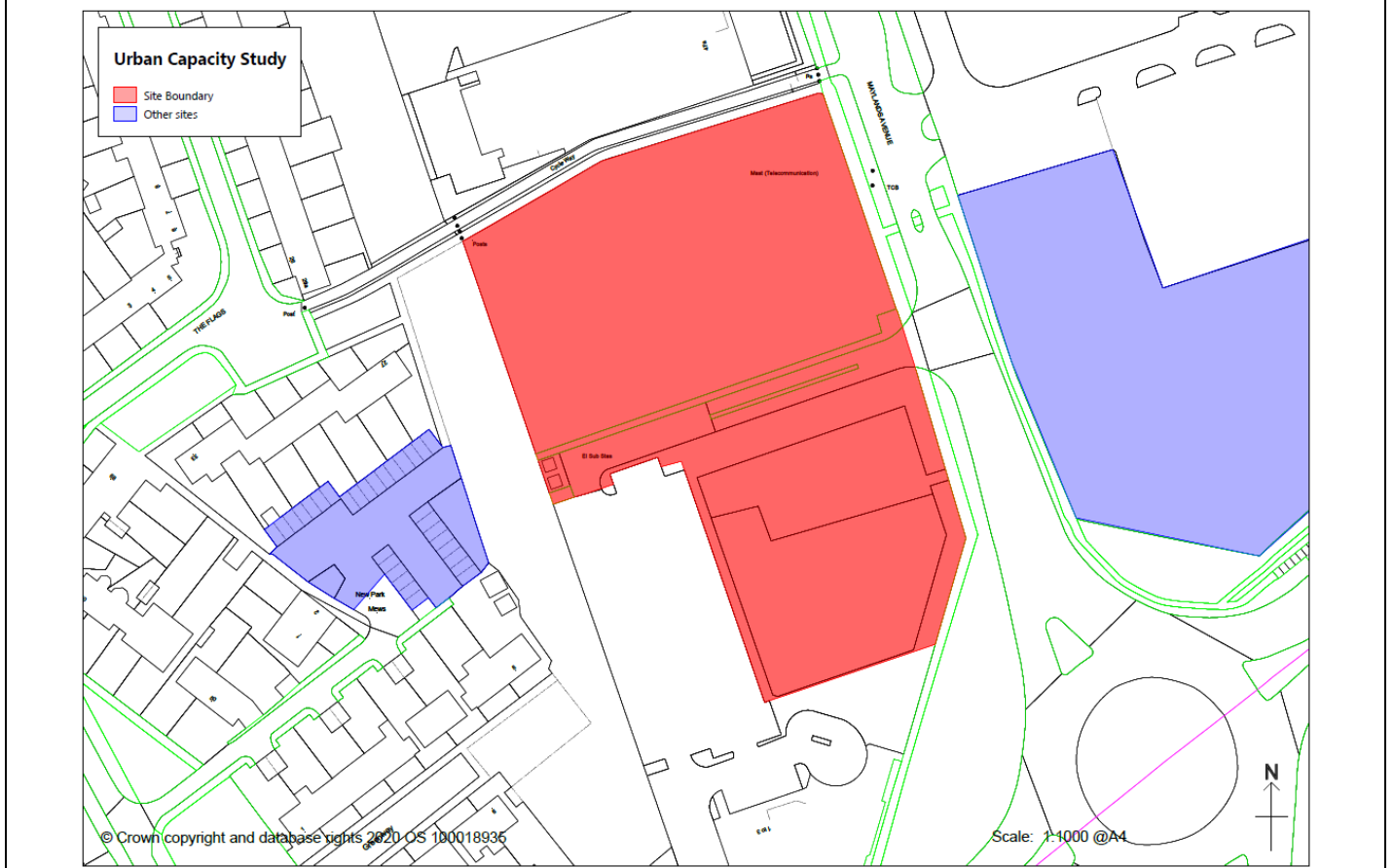
## Hemel57 - 66 and 72 Wood Lane End

<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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 330 metres to the east of Maylands Wood		
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 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>	90 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	169 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel58 - Plots 2/3 Kier Park, Maylands Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH61	<b>Source</b>	Call for Sites
<b>Site Area (hectares)</b>	0.97	<b>Brownfield Land</b>	Mixed
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Employment, Residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



## Hemel58 - Plots 2/3 Kier Park, Maylands Avenue

<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 not 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 not within 3km of a 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 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>	250 dwellings per hectare	<b>Suitable types of development</b>	Flats/Apartments
<b>Estimated Development Potential</b>	242 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		



## Hemel59 - Noble House, Eaton Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH62	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	0.32	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Employment		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



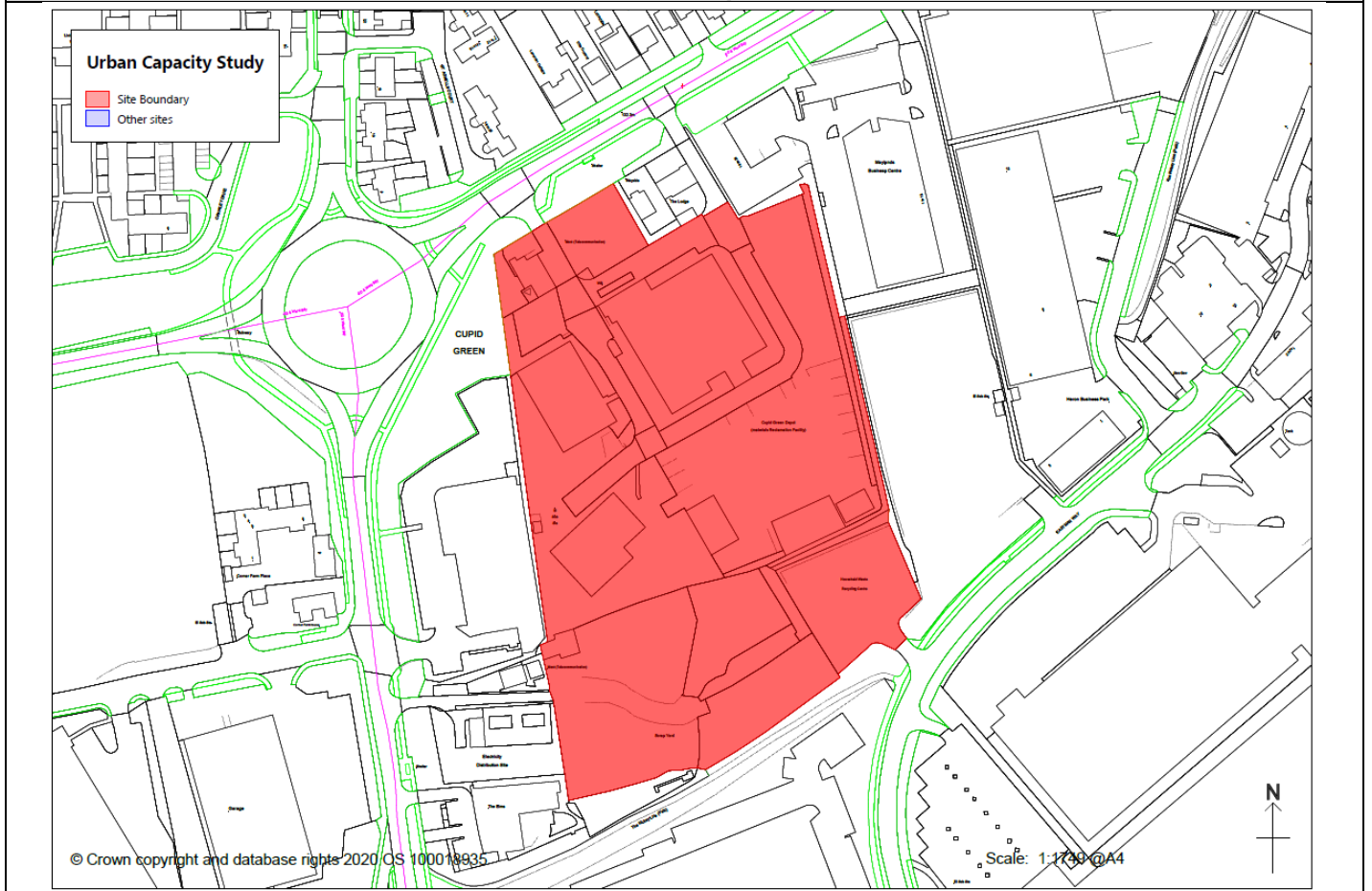
## Hemel59 - Noble House, Eaton Road

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 327 metres to the east of Widmore Wood		
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 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 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	40 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel60 - Cupid Green Depot

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH63	<b>Source</b>	Review of employment allocations
<b>Site Area (hectares)</b>	2.9	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Community Facility		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	General Employment Area		

### Site Map



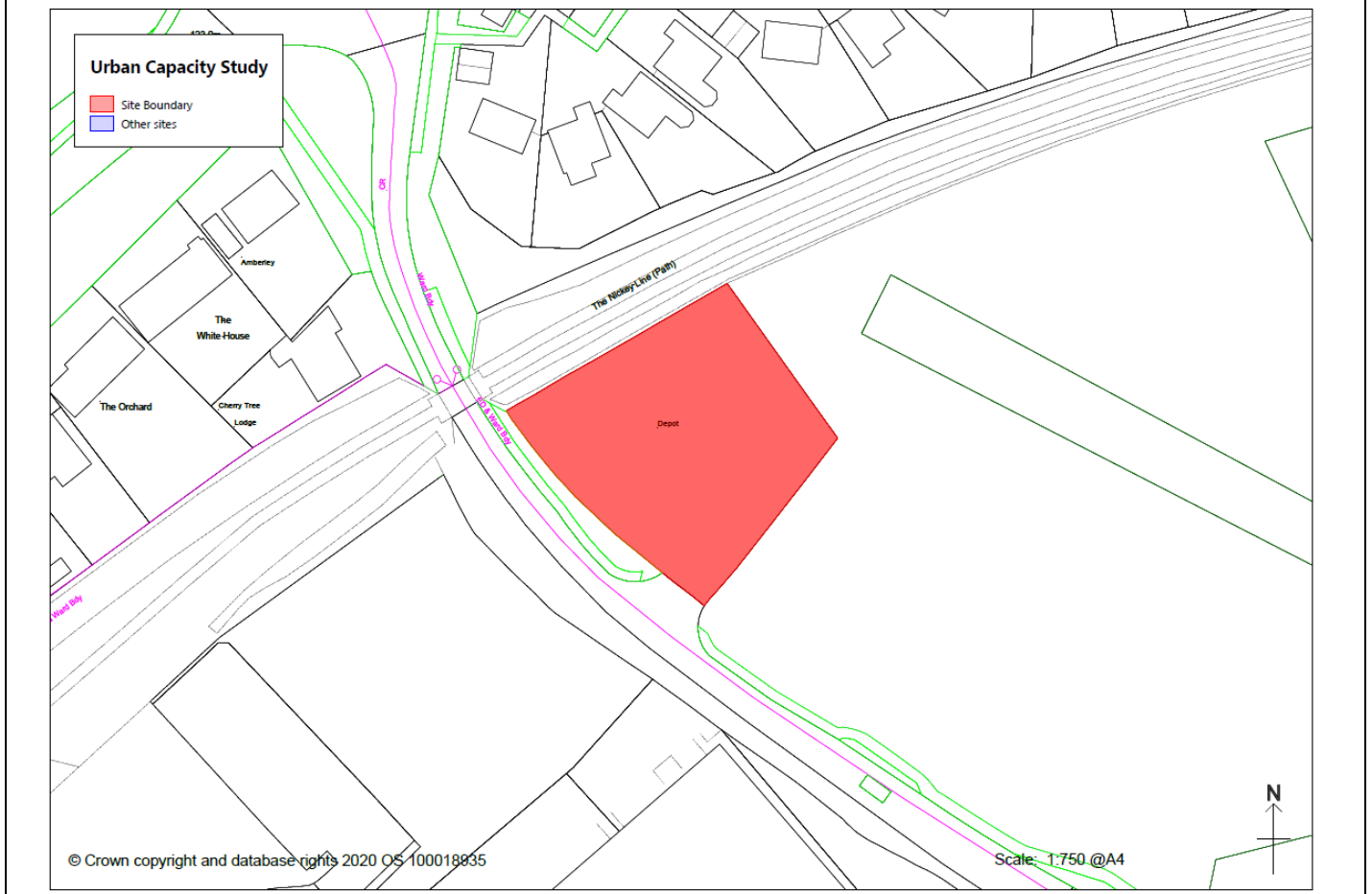
## Hemel60 - Cupid Green Depot

<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site may impact upon the setting of Corner Farmhouse		
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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is adjacent to the Nickey Line		
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	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 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	362 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel61 - High Standards Scaffolding Site, Three Cherry Trees Lane

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH64	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.16	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



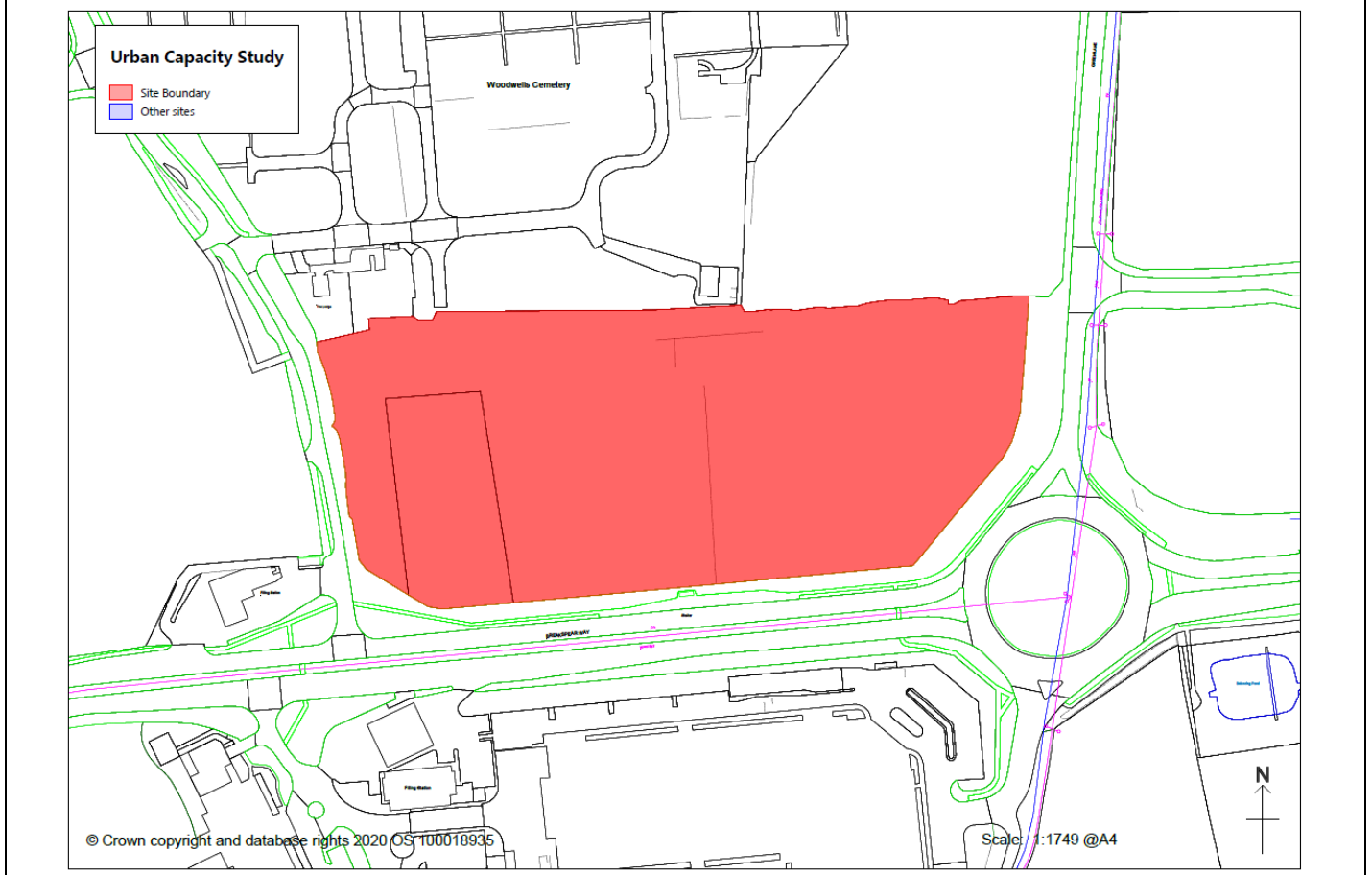
## Hemel61 - High Standards Scaffolding Site, Three Cherry Trees Lane

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is adjacent to the Nickey Line		
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 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	20 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel62 - Buncefield Lane Natural/Semi-Natural Open Space

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield East
<b>Previous/Old Reference</b>	HH65	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	3	<b>Brownfield Land</b>	No
<b>Current Use(s)</b>	Scrub land		
<b>Adjacent Use(s)</b>	Employment, community use		
<b>Policies Map Designation</b>	Open Land		

### Site Map



## Hemel62 - Buncefield Lane Natural/Semi-Natural Open Space

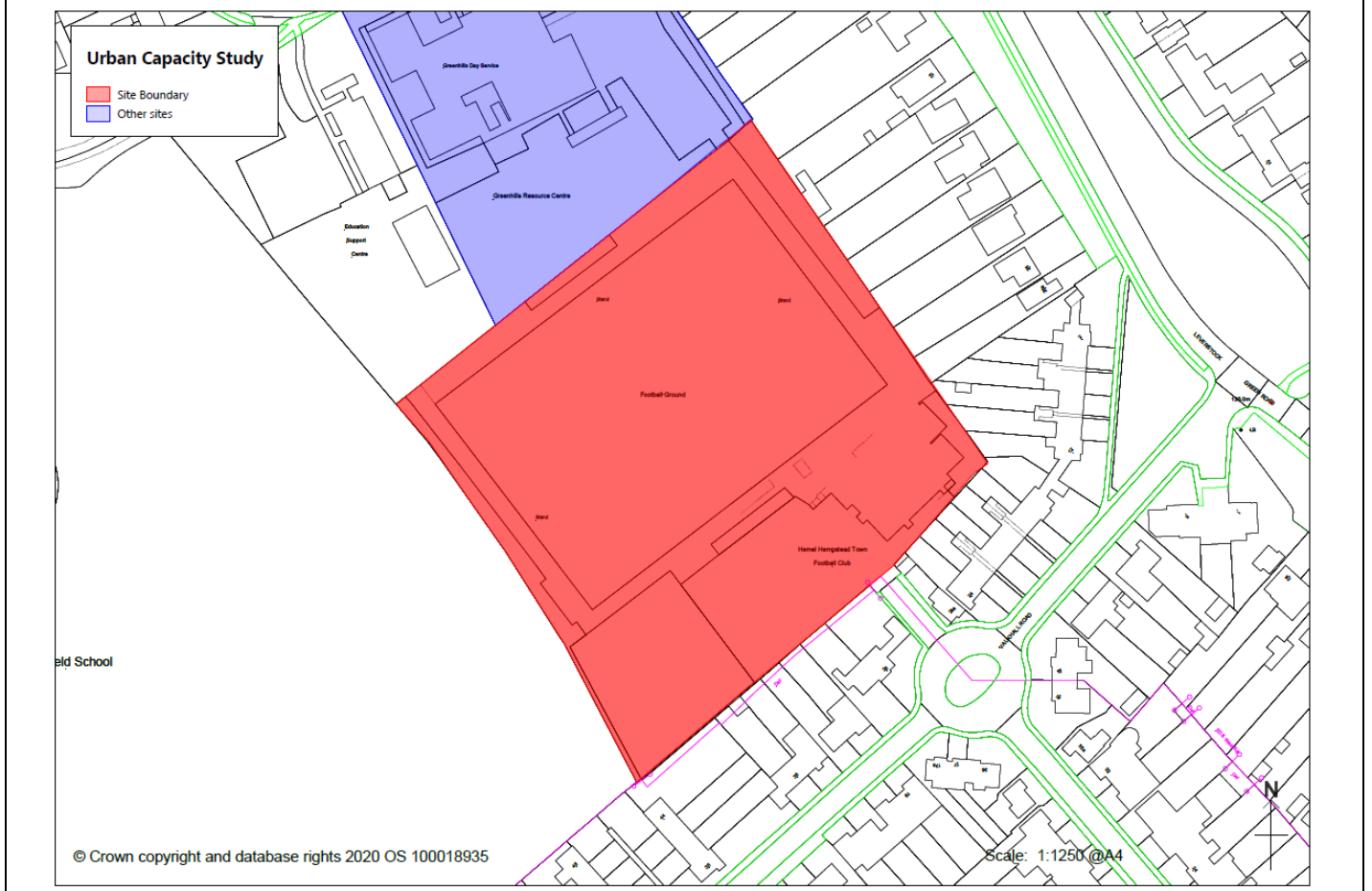
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and 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 not within 3km of a 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	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 2/3		
Article 4 Direction	This site is 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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	375 dwellings		
<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment use.		
<b>Availability</b>	Site is available for development		
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.		



## Hemel63 - Hemel Hempstead FC, Vauxhall Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Adeyfield West
<b>Previous/Old Reference</b>	HH65	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.54	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Sports Facilities		
<b>Adjacent Use(s)</b>	Residential, community/leisure, education		
<b>Policies Map Designation</b>	Open Land		

### Site Map



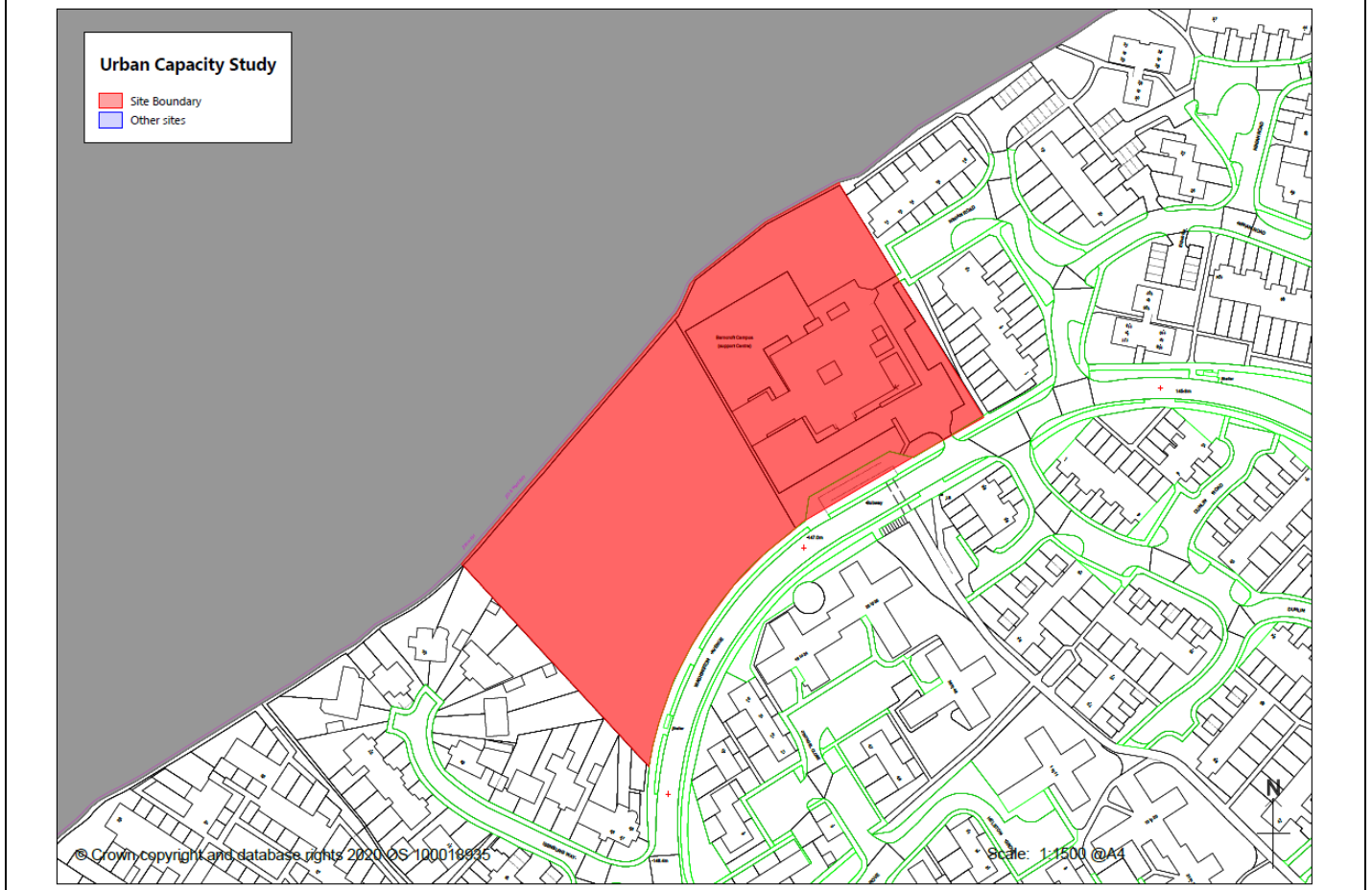
## Hemel63 - Hemel Hempstead FC, Vauxhall Road

<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 not 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 not within 3km of a 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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	192 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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel64 - Barncroft Primary School, Washington Avenue

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Grove Hill
<b>Previous/Old Reference</b>	HH69	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	1.5	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Education		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Open Land		

### Site Map



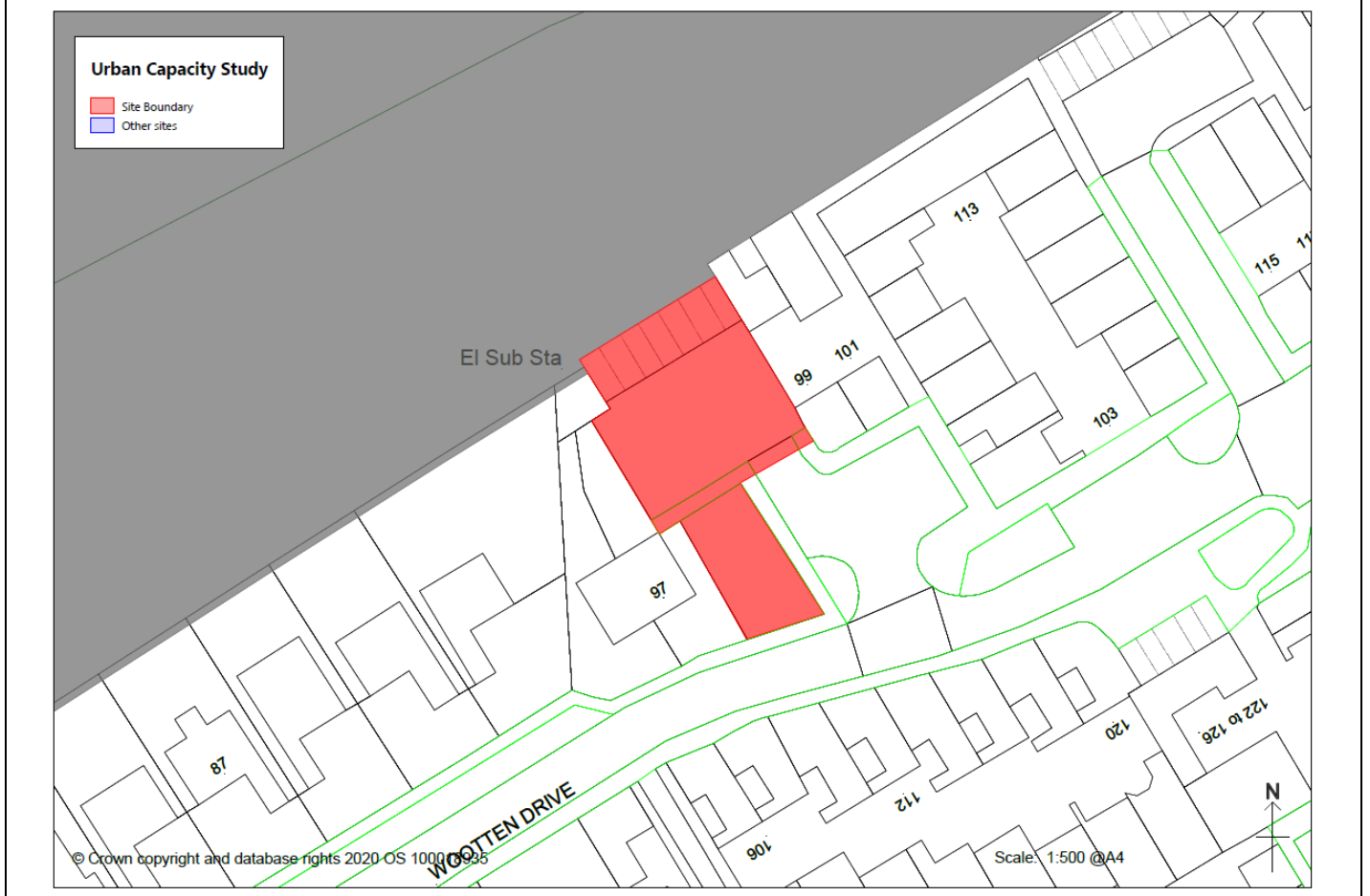
## Hemel64 - Barncroft Primary School, Washington Avenue

<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 not 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 not within 3km of a 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 may 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 not located within any Source Protection Zones		
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	Grade 3		
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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	187 dwellings		
<b>Suitability</b>	Unsuitable: Site is currently in active use for education purposes.		
<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>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel65 - Garages off Wootton Drive

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Grove Hill
<b>Previous/Old Reference</b>	HH77	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.06	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



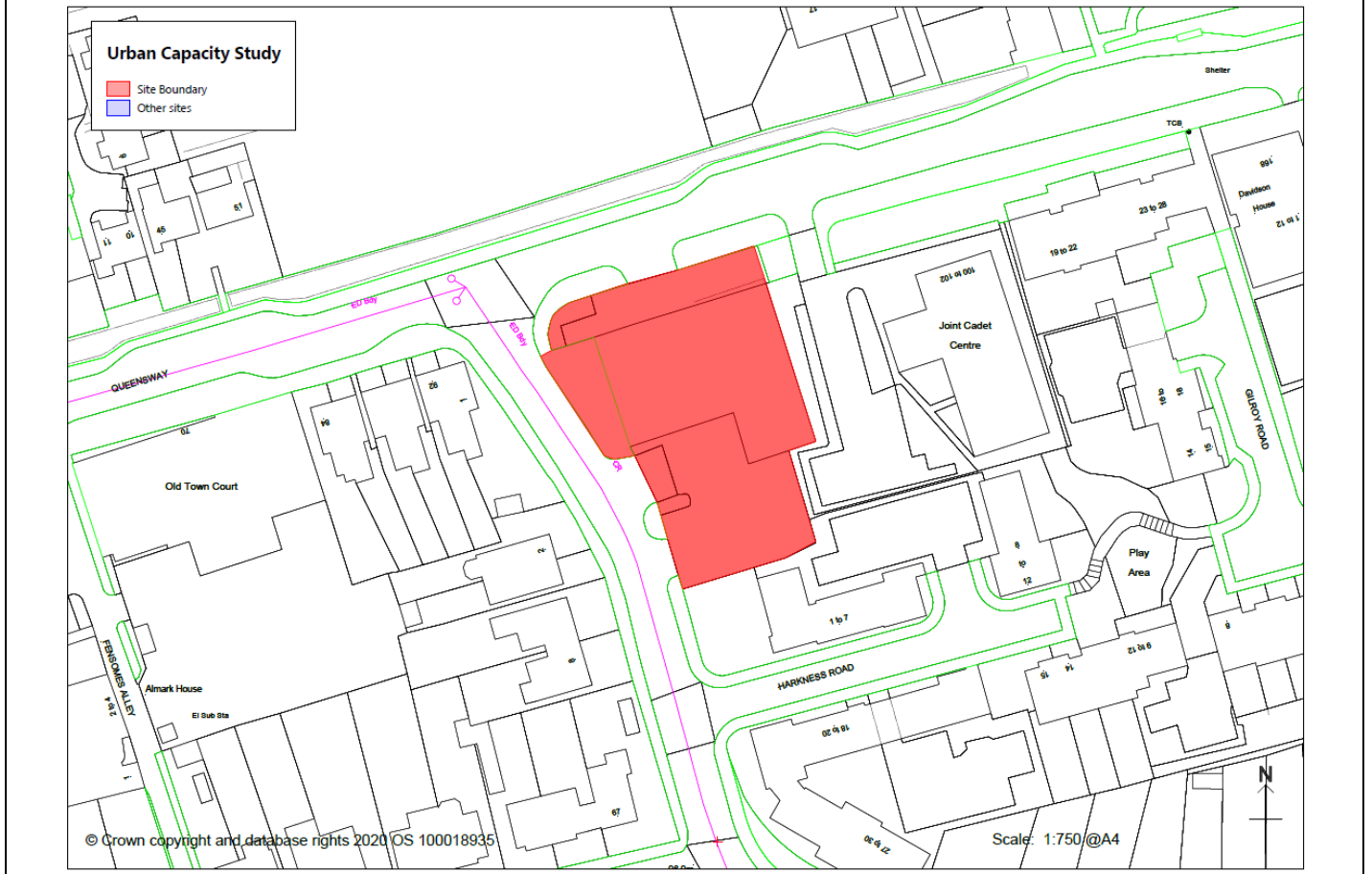
## Hemel65 - Garages off Wootton Drive

<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 not 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 not within 3km of a 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	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>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel66 - Queensway (former Budget Car Hire/PFS)

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH70	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.17	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Petrol Station/Car Sales		
<b>Adjacent Use(s)</b>	Residential, Social and community		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Hemel66 - Queensway (former Budget Car Hire/PFS)

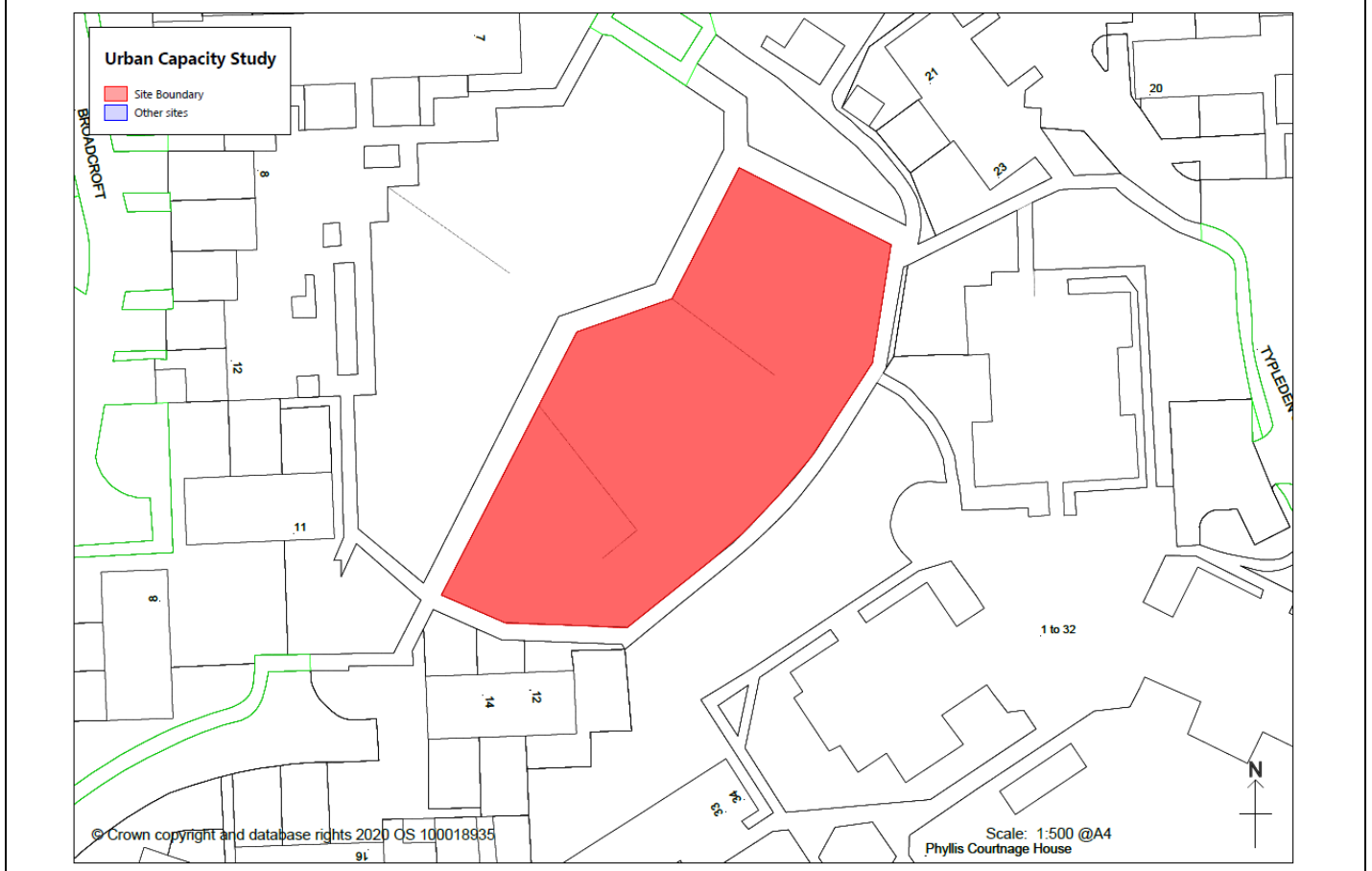
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a 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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	21 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		



## Hemel67 - Land off Typleden Close

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH71	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.15	<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



## Hemel67 - Land off Typleden Close

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 213 metres to the south of Howe Grove		
Nature Reserves	The site is approximately 190 metres to the south of Howe Grove.		
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	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	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>	5 dwellings		
<b>Suitability</b>	Unsuitable: Site is public open space		
<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 for a lower density urban scheme.		

## Hemel68 - Garages on Dione Road

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH80	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.19	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Hemel68 - Garages on Dione Road

<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 not within an Area of Archaeological Significance		
Ancient Woodland	Site partly contains Ancient Woodland		
SSSIs	The site is not within 800m of a SSSI		
SACs	The site is not within 3km of a SAC		
Wildlife Sites	The site is approximately 40 metres south of the Nickey Line		
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	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>	7 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 for a lower density urban scheme.		

## Hemel69 - Garages on Sleddale

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH81	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.04	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



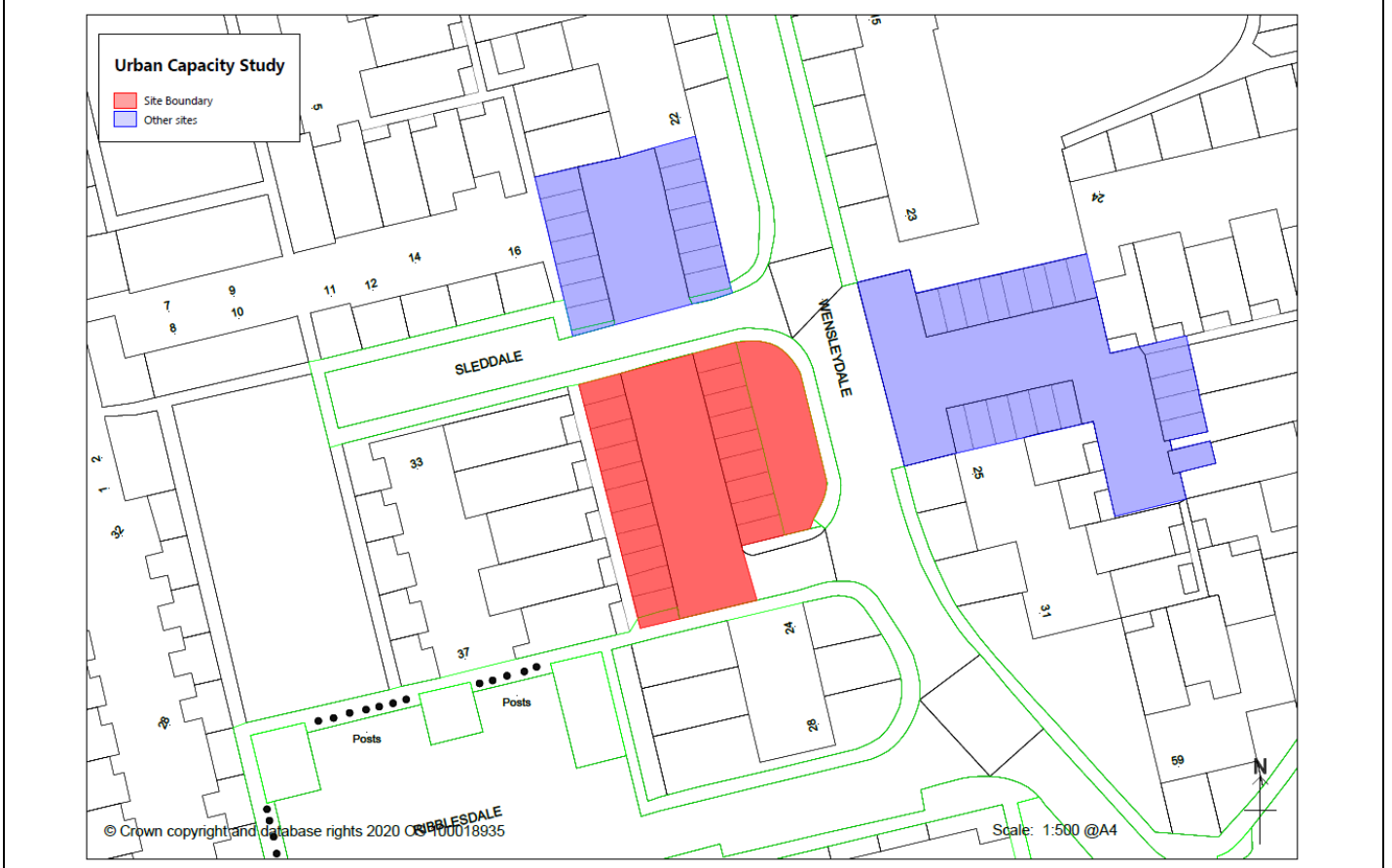
## Hemel69 - Garages on Sleddale

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 250 metres to the east of Howe Grove		
Nature Reserves	The site is approximately 250 metres to the east of Howe Grove.		
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	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>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable for a lower density urban scheme.		

## Hemel70 - Garages west of Wensleydale

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH82	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.07	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Hemel70 - Garages west of Wensleydale

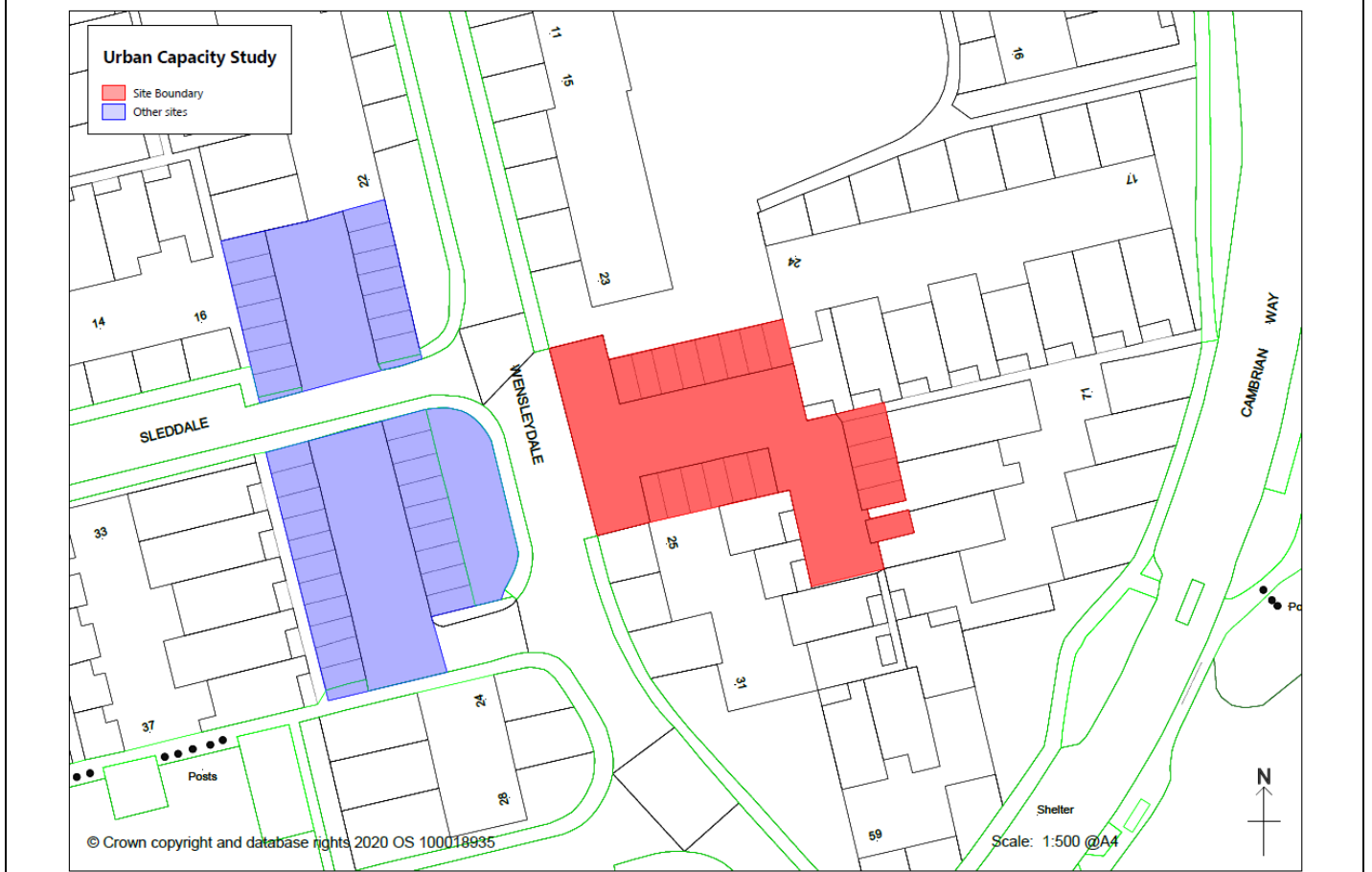
<b>Assessment of Constraints</b>			
Conservation Area	Site is unlikely to impact upon a designated conservation area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is unlikely to impact upon any Historic Parks and Gardens		
Archaeology	Site is not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 250 metres to the east of Howe Grove		
Nature Reserves	The site is approximately 250 metres to the east of Howe Grove.		
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	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>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable for a lower density urban scheme.		



## Hemel71 - Garages east of Wensleydale

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Highfield St Pauls
<b>Previous/Old Reference</b>	HH83	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.07	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



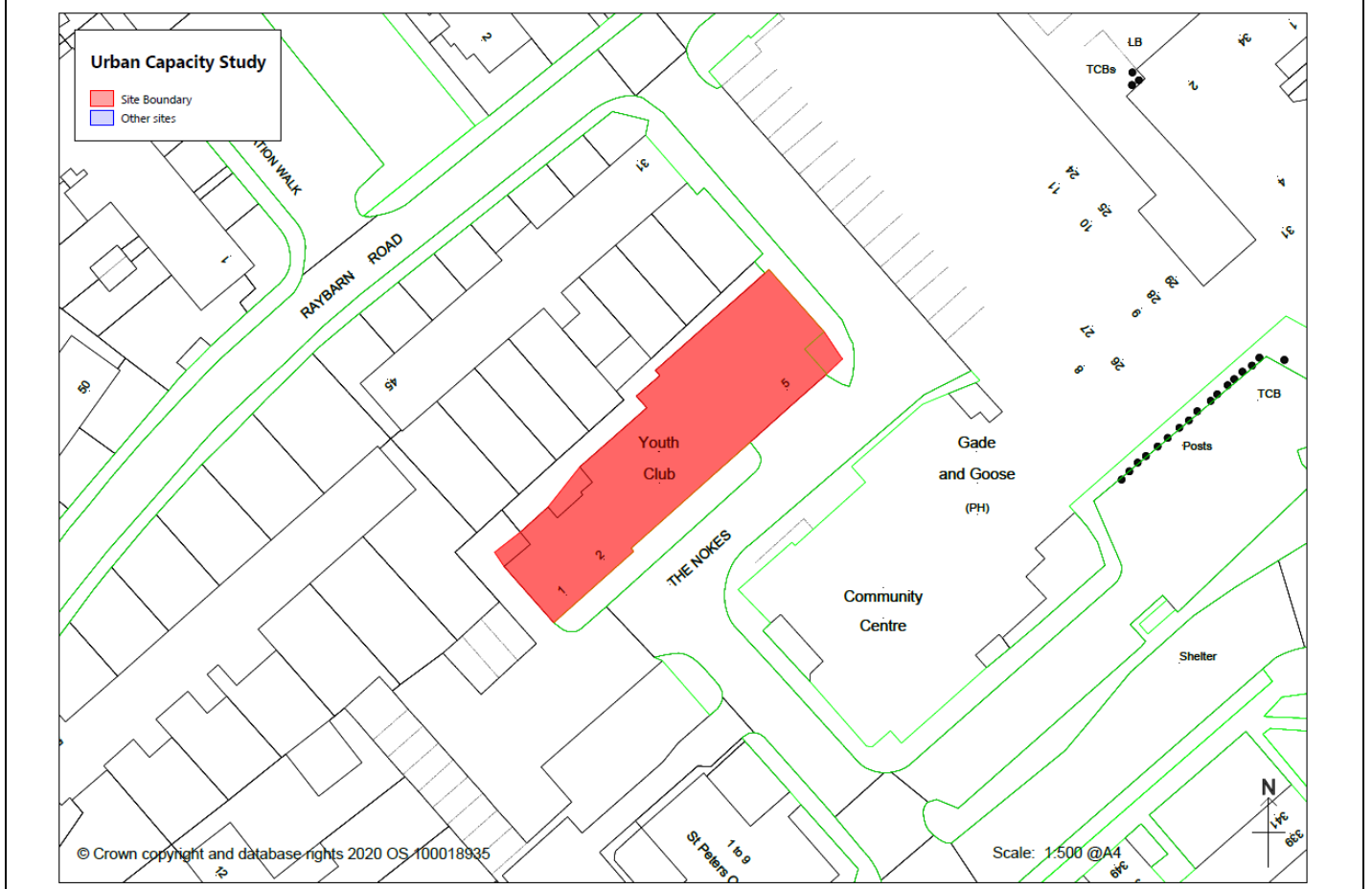
## Hemel71 - Garages east of Wensleydale

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 280 metres to the east of Howe Grove		
Nature Reserves	The site is approximately 280 metres to the east of Howe Grove.		
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	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>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	Site is generally viable for a lower density urban scheme.		

## Hemel72 - Premises at the Nokes

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Gadebridge
<b>Previous/Old Reference</b>	HH72	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.05	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Garages, Residential, Retail		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



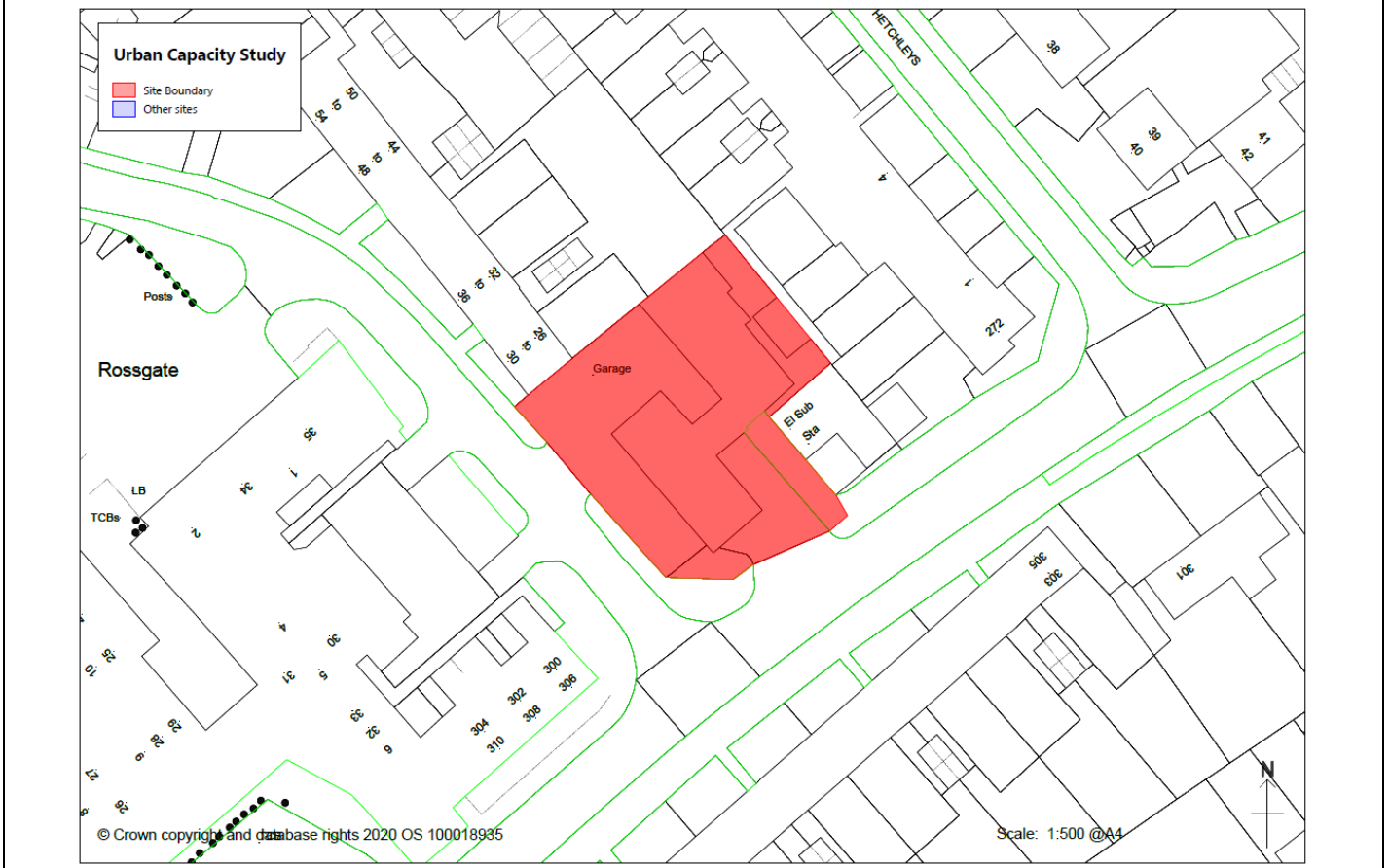
## Hemel72 - Premises at the Nokes

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 263 metres to the south-west of Warnersend Wood		
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	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	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>	80 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<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 houses or a mixture of houses and flats		

## Hemel73 - Garage on Fennycroft Road/Galley Hill

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Gadebridge
<b>Previous/Old Reference</b>	HH73	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.09	<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



## Hemel73 - Garage on Fennycroft Road/Galley Hill

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 208 metres to the south of a Warnerend Wood		
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 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>	80 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<b>Estimated Development Potential</b>	7 dwellings		
<b>Suitability</b>	Suitable for further consideration		
<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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel74 - Garages north of Housewood End

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Gadebridge
<b>Previous/Old Reference</b>	HH84	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.12	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential, Car Parking		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



## Hemel74 - Garages north of Housewood End

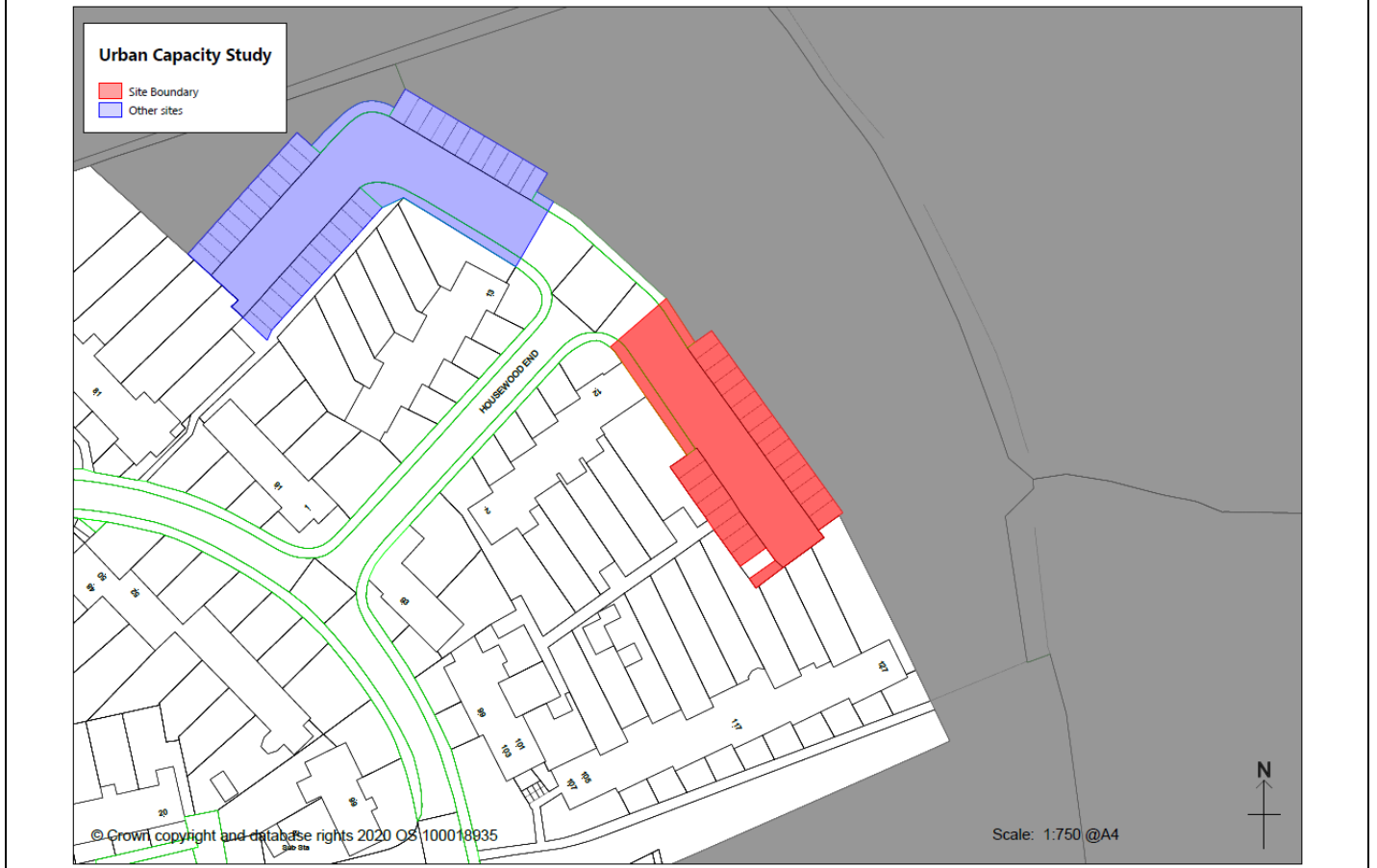
<b>Assessment of Constraints</b>			
Conservation Area	Site may impact upon Gadebridge Roman Villa Conservation Area		
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and Gardens	Site is in the vicinity of Gadebridge Park		
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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 15 metres to the south of Warnersend Wood		
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	It is unclear how suitable access can be provided to the site.		
Public Transport	Site is not within 400m of a bus stop.		
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>	4 dwellings		
<b>Suitability</b>	Unsuitable: Site is unlikely to deliver five or more dwellings		
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		



## Hemel75 - Garages south of Housewood End

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Gadebridge
<b>Previous/Old Reference</b>	HH85	<b>Source</b>	Other sources
<b>Site Area (hectares)</b>	0.08	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Garages		
<b>Adjacent Use(s)</b>	Residential, Car Parking		
<b>Policies Map Designation</b>	Residential Area		

### Site Map



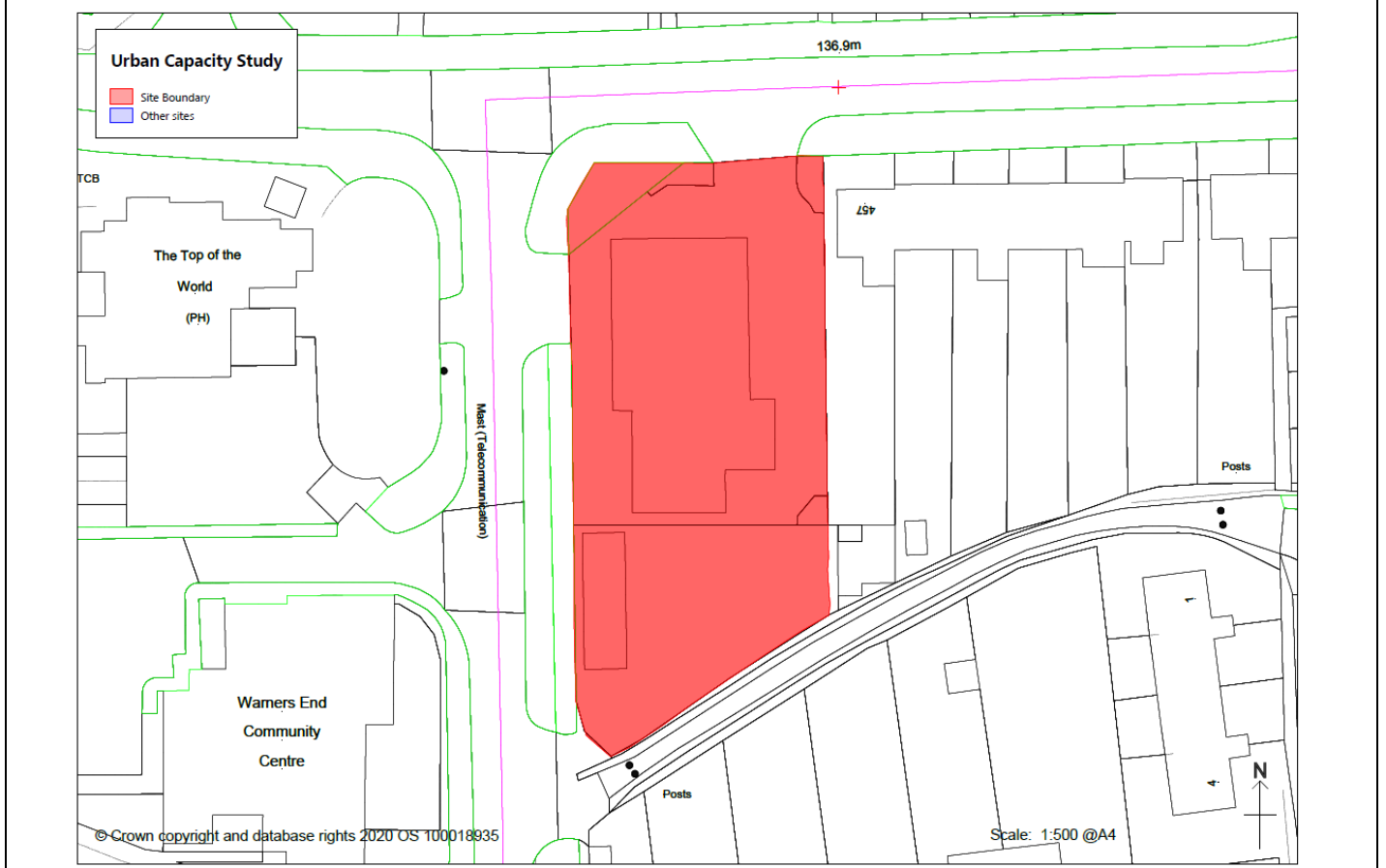
## Hemel75 - Garages south of Housewood End

<b>Assessment of Constraints</b>			
Conservation Area	Site may impact upon Gadebridge Roman Villa 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 in the vicinity of Gadebridge Park		
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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 70 metres to the south of Warnersend Wood		
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	It is unclear how suitable access can be provided to the site.		
Public Transport	Site is not within 400m of a bus stop.		
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>	There is a reasonable prospect that the site could be made available for development.		
<b>Achievability</b>	There are concerns about viability in this location. A bespoke approach to viability may be required in this location to enable development		

## Hemel76 - Petrol station at Warners End Road/Northridge Way

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Warners End
<b>Previous/Old Reference</b>	HH74	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.19	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Employment (B-use)		
<b>Adjacent Use(s)</b>	Mixed Use including residential		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Hemel76 - Petrol station at Warners End Road/Northridge 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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 196 metres to the west of a Gravel Hill Spring Wood		
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	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>	80 dwellings per hectare	<b>Suitable types of development</b>	Houses
<b>Estimated Development Potential</b>	14 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 viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

## Hemel77 - 56 Long Chaulden

<b>Settlement</b>	Hemel Hempstead	<b>Ward</b>	Chaulden
<b>Previous/Old Reference</b>	HH75	<b>Source</b>	Old SHLAA
<b>Site Area (hectares)</b>	0.01	<b>Brownfield Land</b>	Yes
<b>Current Use(s)</b>	Mixed Use, including residential		
<b>Adjacent Use(s)</b>	Social and community, Retail		
<b>Policies Map Designation</b>	Town Centre / Local Centre		

### Site Map



## Hemel77 - 56 Long Chaulden

<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 not 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 not within 3km of a SAC		
Wildlife Sites	The site is approximately 329 metres to the south of Shrubhill Common		
Nature Reserves	The site is approximately 280 metres to the south of Shrubhill Common.		
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	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	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>	125 dwellings per hectare	<b>Suitable types of development</b>	Houses/Flats
<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 houses or a mixture of houses and flats		