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Hemel01 - Dacre House, Hillfield Road

Settlement	Hemel Hempstead	Ward	Hemel Hempstead Central
Previous/Old Reference	HH01	Source	Brownfield Land
Frevious/Old Reference		Source	Register
Site Area (hectares)	0.06	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		1.00
Adjacent Use(s)	Employment, Residential,	Hospital	
Policies Map Designation	Town Centre / Local Cent		
, ,	Site Ma		
Urban Capacity Study Site Boundary Other sites HEMPSTEAD High	Dacre House	Surgery 8: 1 to 7 9. 25 25 25 Scale:	1.500 @A4

Hemel01 - Dacre House, Hillfield Road

Assessment of Constraints			
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 up		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		ince
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 3		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is	•	•
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within	*	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	1 1	<i>'</i>
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Denoity (group)	405 devellings non-bootens	Cuitable types of	Houses/Flats
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development	7 dwellings	development	
Potential	7 dwellings		
1 Oterniai			
Suitability	Suitable for further conside	ration	
Availability	Site is available for develop		
Achievability	Site is available for development Site is viable where it seeks to deliver a higher density scheme, but may not		
, ionistability	be fully viable against all policies in the plan.		
	i a a ramiji risasio sigumiot un pe		

Hemel02 - High Trees, Hillfield Road

Settlement	Hemel Hempstead	Ward	Hemel Hempstead Central
Previous/Old Reference	HH02	Source	Old SHLAA
Site Area (hectares)	0.14	Brownfield Land	Yes
Current Use(s)	Employment (B-use)	Diominiora Laria	100
Adjacent Use(s)	Employment, Hospital		
Policies Map Designation	Town Centre / Local Cent	re	
	Site Ma		
Urban Capacity Study Site Boundary Other sites	HEMPS1		Victoria Place
Multistorey Car Park		Dac High Trees	
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Hemel02 - High Trees, Hillfield Road

Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 35		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within		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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for constraints	0 hectares		
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	17 dwellings		
Suitability	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

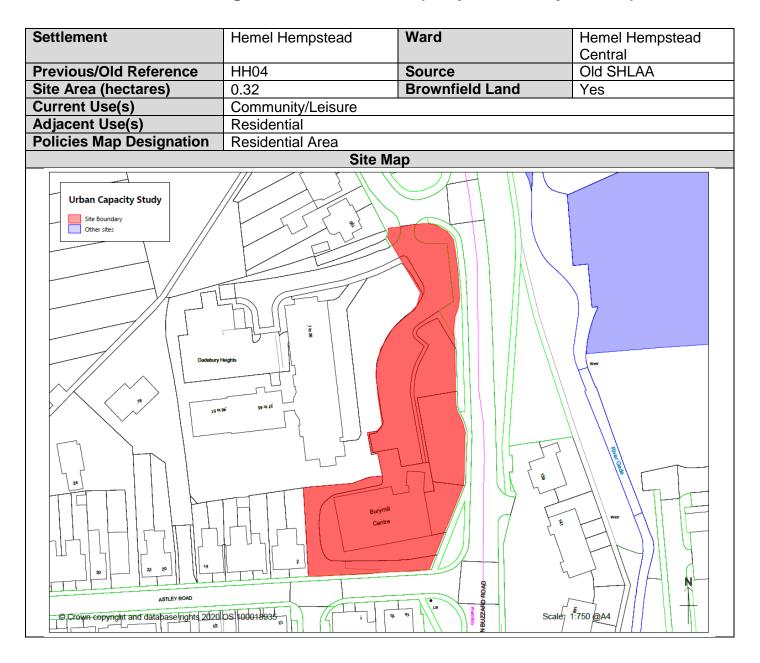
Hemel03 - Market Square / Bus Station, Marlowes / Waterhouse Street

Settlement	Hemel Hempstead	Ward	Hemel Hempstead
			Central
Previous/Old Reference	HH03	Source	Old SHLAA
Site Area (hectares)	0.53	Brownfield Land	Yes
Current Use(s)	Public Open Space		
Adjacent Use(s)	Mixed Use including resid	ential	
Policies Map Designation	Proposed Transport Site		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Reeds Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 1 Fig. 2 Fig. 2	The Function Rooms (PH) 28 to 50 to 60 to	7. 9. 9. 9. 19 9.	Multistorey Car Atlantic Business Centre 17
© Crown copyright and database rights 2020	OS 100018935	Scale: 1:	750 @A4

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

Assessment of Constraints				
Conservation Area	Site is unlikely to impact upon a designated conservation area			
Listed Buildings	Site is unlikely to impact up	on any listed buildings or	structures	
Scheduled Monuments	Site is unlikely to impact up		nents	
Historic Parks and	Site is adjacent to Hemel W	/ater Gardens		
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		~	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		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 ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments	
Estimated Development	131 dwellings			
Potential				
Suitability	Suitable for further consideration			
Availability	Site is available for develop			
Achievability	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)



Hemel04 - Leighton Buzzard Road (Bury Hill Family Centre)

Assessment of Constraints				
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is not within 400m	<u> </u>		
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	-		
Site Access	Site already has suitable access.			
Public Transport		Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	105 devallings nor bootors	Suitable types of	Houses/Flats	
attributed to site	125 dwellings per hectare	development	Houses/Flats	
Estimated Development	40 dwellings	development		
Potential	1 40 dwellings			
1 Otoritiai				
Suitability	Suitable subject to the succ	cessful relocation of existi	ng uses to an appropriate	
	Suitable subject to the successful relocation of existing uses to an appropriate location.			
Availability	It is unknown at this stage i	f the site is available for o	development as it has not	
	been actively promoted.			
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not			
	be fully viable against all policies in the plan.			
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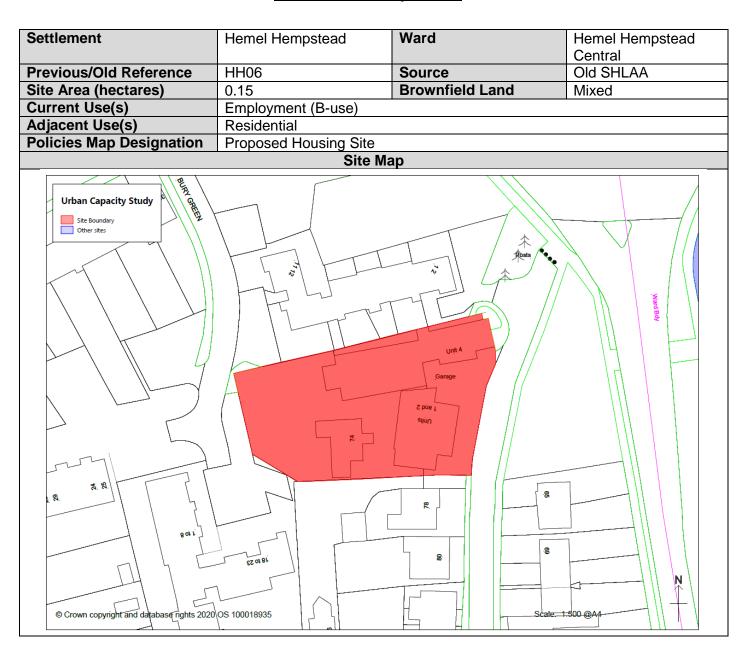
Hemel05 - NCP Car Park, Hillfield Road

Settlement	Hemel Hempstead	Ward	Hemel Hempstead
	·		Central
Previous/Old Reference	HH05	Source	Old SHLAA
Site Area (hectares)	0.3	Brownfield Land	Yes
Current Use(s)	Car Park		
Adjacent Use(s)	Mixed use excluding resid	dential	
Policies Map Designation	Town Centre / Local Cent		
	Site Ma	ар	
	85		
Urban Capacity Study			HEMPSTEA
Site Boundary		_	HEINIPSTEA
Other sites			
7 9.	V		
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3 9	Multistorey	Car Park	
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Hemel05 - NCP Car Park, Hillfield Road

Assessment of Constraints				
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 buil	ldings located along Marl	owes	
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is in the vicinity of Hem	nel Water Gardens		
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 37			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within		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		· ·	
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments	
attributed to site		development		
Estimated Development	75 dwellings			
Potential				
Suitability	Suitable for further consider		and the second of the second o	
Availability	There is a reasonable prosp	pect that the site could be	e made available for	
Achievelility		development.		
Achievability	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



Hemel06 - Bury Road

	Assessment of	Constraints	
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 up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus		,
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 ar	n existing or emerging A	rticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site		development	
Estimated Development	19 dwellings		
Potential			
Cuitability	Cuitable aubiest to it being	dono o o otroto el 11- en 11	io no reconcida massassi
Suitability	Suitable subject to it being		is no reasonable prospect
Availability	that the site can be retained It is unknown at this stage i		dovolopment as it has not
Availability	,	i the site is available for	development as it has not
Achievability	been actively promoted. Site is generally viable to deliver all types of residential development.		
Acilievability	Tolle is generally viable to di	chiver an types of resider	παι αθνειοριπεπι.

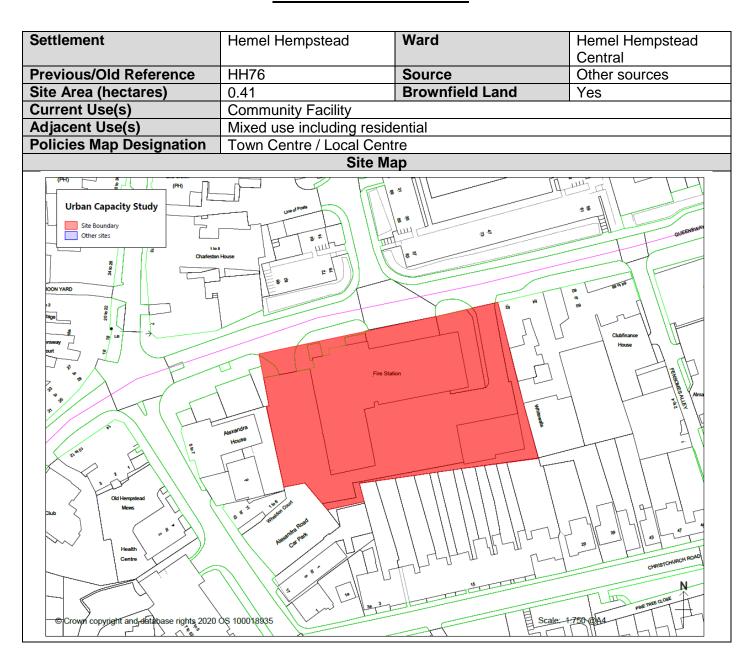
Hemel07 - Part of existing allocation MU/1

Settlement	Hemel Hempstead	Ward	Hemel Hempstead Central
Previous/Old Reference	HH08	Source	Review of allocations
Site Area (hectares)	0.88	Brownfield Land	Yes
Current Use(s)	Education		
Adjacent Use(s)	Mixed Use		
Policies Map Designation	Proposed Mixed-Use Site)	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites		The Rept College (Decorate Carepac)	

Hemel07 - Part of existing allocation MU/1

Assessment of Constraints				
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is adjacent to an Area		cance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		•	
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	A small part of the site is af		and 3 (0.05 hectares)	
Site Access	Site already has suitable ac			
Public Transport		Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
	0.001			
Deduction for	0.03 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	125 dwellings per nectare	development	Houses/Flats	
Estimated Development	106 dwellings	development		
Potential	100 awonings			
- Otolitiui				
Suitability	Suitable for further conside	ration		
Availability	Site is available for development			
Achievability	Site is viable where it seeks		ity scheme, but may not	
	be fully viable against all policies in the plan.			
		· '		

Hemel08 - Fire Station



Hemel08 - Fire Station

Assessment of Constraints					
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 up	on any scheduled monun	nents		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens		
Gardens					
Archaeology	Site is adjacent to an Area		ance		
Ancient Woodland	Site does not contain any A				
SSSIs	The site is not within 800m				
SACs	The site is not within 3km o				
Wildlife Sites	The site is not within 400m				
Nature Reserves	The site is not within 400m				
Chilterns AONB	Development of this site is				
Tree Preservation Orders	The site does not contain a				
Source Protection Zones	The site is not located within		Zones		
Flood Zones 2/3	None of the site is affected	•			
Site Access	Site already has suitable ac				
Public Transport	Site is within 400m of a bus				
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Urban land				
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction		
Deduction for	0 hectares				
constraints					
Dencity (green)	10F duallings nor bootons	Suitable types of			
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Flats/Apartments		
Estimated Development	51 dwellings	uevelopilielit			
Potential	or dwellings				
- Ctoritiai					
Suitability	Suitable subject to the succ	essful relocation of existi	ng uses to an appropriate		
,	location.		and the state of t		
Availability	There is a reasonable prosp	pect that the site could be	e made available for		
	development.				
Achievability	Site is viable where it seeks	s to deliver a higher densi	ty scheme, but may not		
	be fully viable against all po	olicies in the plan.			

Hemel09 - Athletics Track, Jarman Way

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH11	Source	Old SHLAA
Site Area (hectares)	3.15	Brownfield Land	Yes
Current Use(s)	Community/Leisure		
Adjacent Use(s)	Mixed Use including re	sidential	
Policies Map Designation	Open Land		
		Мар	
Site Boundary Other sites		Abelits Grand	

Appendix B 67

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Hemel09 - Athletics Track, Jarman Way

Assessment of Constraints				
Conservation Area	Site is unlikely to impact up	on a designated conserva	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable access.			
Public Transport	Site is within 400m of a bus		,	
Landfill	The site wholly consists of a		andfill site	
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction	
Deduction for	3.15 hectares			
constraints				
Density (gross)	125 dwellings per besters	Suitable types of	Houses/Flats	
attributed to site	125 dwellings per hectare	development	Houses/Flats	
Estimated Development	0 dwellings	development		
Potential	o aweiii igs			
· otomiai				
Suitability	Unsuitable: Site is in active	use for sports and leisure	e, and the whole of the	
,	Unsuitable: Site is in active use for sports and leisure, and the whole of the site was historically used for landfill.			
Availability	It is unknown at this stage i		development as it has not	
	been actively promoted.		·	
Achievability	Site is viable where it seeks	to deliver a higher densi	ity scheme, but may not	
	be fully viable against all po	licies in the plan.	·	

Hemel10 - Jarman Park, Jarman Way / St Albans Road

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH12	Source	Old SHLAA
Site Area (hectares)	2.01	Brownfield Land	No
Current Use(s)	Scrub land		
Adjacent Use(s)	Mixed Use excluding resident	dential	
Policies Map Designation	Proposed Shopping Site		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites	STABOUT SOLD	*	
			The state of the s
© Crown copyright and that abase rights 2020	0 0S 100018935	Scale: 1:12	250 @A4

Hemel10 - Jarman Park, Jarman Way / St Albans Road

	Assessment of 0	Constraints		
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 up	on any scheduled monur	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		ince	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 34	40 metres to the north-we	est of Rant Meadow	
	Wood/Bennets End Pit.			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is	•	~	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
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	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	O le cotone o			
Deduction for constraints	2 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	125 dwellings per nectare	development	Houses/Flats	
Estimated Development	1 dwellings	developillelit		
Potential	i dweilings			
. Otomiai				
Suitability	Unsuitable: The whole of th	e site was historically us	ed for landfill	
Availability				
	It is unknown at this stage if the site is available for development as it has not been actively promoted.			
Achievability	Site is generally viable to deliver all types of residential development.			

Hemel11 - St Albans Hill

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
revious/Old Reference	HH13	Source	Old SHLAA
ite Area (hectares)	0.36	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
djacent Use(s)	Residential, Social and	community	
olicies Map Designation	Residential Area		
	Site I	Мар	
Urban Capacity Study Site Boundary Other sites			
	Church	Canage	**************************************
	100 101	*	y. In
	100		N

Hemel11 - St Albans Hill

Assessment of Constraints				
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 up	on any scheduled monu	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens	
Gardens				
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 13			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		· ·	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus		,	
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 ar	n existing or emerging A	rticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	45 1 11	development		
Estimated Development	45 dwellings			
Potential				
Suitability	Suitable subject to it being	domonetrated that there	is no reasonable prospect	
Suitability	that the site can be retained		is no reasonable prospect	
Availability	Site is available for develop			
Achievability			sity scheme, but may not	
Admicvability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.			
	1 20 rany viable against an pe	moloo iii tilo piaii.		

Hemel12 - Garages at Sempill Road

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH14	Source	Old SHLAA
Site Area (hectares)	0.23	Brownfield Land	Mixed
Current Use(s)	Scrub land		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		
	Site N	Лар	
Urban Capacity Study Site Boundary Other sites Go Crowny Copyright and da)abase rights 20	114.0m	WHEELERS	1.750 @A4

Hemel12 - Garages at Sempill Road

Assessment of Constraints			
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 up	on any scheduled monur	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m	<u> </u>	
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		· ·
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within	•	Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus		<i>'</i>
Landfill	The site is within 400m of an authorised or historic landfill site		
Air Quality Management	The site is within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to a	n existing or emerging Ar	ticle 4 direction
Deduction for	0.42 h a stance		
Deduction for	0.13 hectares		
constraints			
Density (gross)	80 dwellings per hectare	Suitable types of	Houses
attributed to site	80 dwellings per nectare	development	Houses
Estimated Development	8 dwellings	development	
Potential			
Suitability	Suitable for further conside	ration	_
Availability	It is unknown at this stage i		development as it has not
	been actively promoted.		
Achievability	Site is generally viable to deliver all types of residential development.		
•	, , ,	• • • • • • • • • • • • • • • • • • • •	

Hemel13 - Exchange Building, St Albans Road

Settlement	Hemel Hempstead	Ward	Apsley and Corner	
			Hall	
Previous/Old Reference	HH15	Source	Old SHLAA	
Site Area (hectares)	0.9	Brownfield Land	Yes	
Current Use(s)	Employment (B-use)			
Adjacent Use(s)	Residential, Retail			
Policies Map Designation	Town Centre / Local Cent			
	Site Ma	ар		
Urban Capacity Study	Par types		Tanan I	
Site Boundary Other sites			13.8m	
Other sites				
	1975	ST ALMHO ROAD		
	Handley Court	100 +	39-21/9/12	
		The Extension		
	Total Total		- Lucarea	
		14/4/1/ 1/4/X		
	IT STEP IN LA			
		XX 744 /X.		
	ni liter			
	J. The state of th			
© Crown copyright and database rights 2020	0 05 1000 18935	Scale: 1:	1250 0044	
V 1 7 40.000				

Hemel13 - Exchange Building, St Albans Road

	Assessment of 0	Constraints	
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	Site is unlikely to impact up		
Gardens		•	
Archaeology	Site is not within an Area of	Archaeological Significa	nce
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 90		
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	Site already has suitable ac	ccess.	
Public Transport	Site is within 400m of a bus	stop (200m in town cent	re 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		
Deduction for	0.5 hectares		
constraints			
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments
Estimated Development Potential	100 dwellings	-	
1 Oteritiai			
Suitability	Suitable subject to the succ	essful relocation of existi	ng uses to an appropriate
Guitability	location.	cooldi relocation of exist	ing ases to an appropriate
Availability	It is unknown at this stage in	f the site is available for o	development as it has not
	been actively promoted.		•
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not		
	be fully viable against all policies in the plan.		
	1 20 rany viable against an pe	molec in the plan.	

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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH16	Source	Old SHLAA
Site Area (hectares)	0.03	Brownfield Land	Yes
Current Use(s)	Employment (B-use)	Diowiniola Zalia	100
Adjacent Use(s)	Employment, Residential		
Policies Map Designation	General Employment Are		
	Site M		
Urban Capacity Study Site Boundary Other sites ### 80.5m © Crown copyright and database rights 2020	Garage OS 100018835	LB Head Scale	QZ 8Z

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

Assessment of Constraints				
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 8			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is a			
Tree Preservation Orders	The site does not contain a	· ·		
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3			
Site Access	It is unclear how suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0 hectares			
constraints				
Domaity (amaga)	405 door library man baselans	Cuitable tumes of	11/51-1-	
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats	
Estimated Development	4 dwellings	development		
Potential	4 dweilings			
i Otelitiai				
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vellings	
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings It is unknown at this stage if the site is available for development as it has not			
Availability	been actively promoted.			
Achievability	Site is viable where it seeks	s to deliver a higher dens	ity scheme, but may not	
, ioino rabinity	be fully viable against all policies in the plan.			
	1 22 rang tradio against an po	piarii		

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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH17	Source	Review of allocations
Site Area (hectares)	0.15	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment		
Policies Map Designation	General Employment Are	a	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites			LB 80.8m
© Crown copyright and database rights 2020	OS 100018935	Scale: 1.	500 @A4

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

Assessment of Constraints				
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 up		ments	
Historic Parks and	Site is adjacent to Boxmoor	Common		
Gardens				
Archaeology	Site is not within an Area of		ince	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is adjacent to Boxr			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is	•	~	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi	*		
Flood Zones 2/3	Part of the site is affected b		•	
Site Access	It is unclear how suitable ac			
Public Transport	Site is within 400m of a bus	1 1	•	
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0.1 hectares			
constraints				
Denoity (group)		Cuitable types of		
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments	
Estimated Development	11 dwellings	development		
Potential	i i i dwellings			
1 Oterniai				
Suitability	Suitable for further conside	ration		
Availability	Site is available for development			
Achievability	Site is available for development Site is viable where it seeks to deliver a higher density scheme, but may not			
, ionistability	be fully viable against all policies in the plan.			
	i a a a a a a a a a a a a a a a a a a a			

Hemel16 - Car dealerships at Corner Hall

	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH18	Source	Review of
			employment
			allocations
Site Area (hectares)	1.01	Brownfield Land	Yes
Surrent Use(s)	Employment (B-use)		
djacent Use(s)	Residential, Employment		
olicies Map Designation	General Employment Are		
	Site M	lap	
Urban Capacity Study Site Boundary Other sites Outlook Tall Out Past Ou			

Hemel16 - Car dealerships at Corner Hall

Assessment of Constraints				
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 up	on any scheduled monur	nents	
Historic Parks and	Site is adjacent to Boxmoor	Common		
Gardens	·			
Archaeology	Site is not within an Area of		ince	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is adjacent to Boxr			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		~	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within			
Flood Zones 2/3	Part of the site is affected b	•	ctares)	
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
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			
Deduction for	0.54 hectares			
constraints				
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments	
attributed to site		development		
Estimated Development	117 dwellings			
Potential				
Suitability	Cuitable for further consider	rotion		
Suitability Availability	Suitable for further consider		dovolopment on it has not	
Availability	It is unknown at this stage in been actively promoted.	i tile site is avallable 10f (development as it has not	
Achievability		s to dolivor a higher dens	ity schomo, but may not	
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.			
	The fully viable against all pu	mores in the plan.		

Hemel17 - B&Q, Two Waters Road

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH19	Source	Other sources
Site Area (hectares)	0.78	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		•
Adjacent Use(s)	Mixed Use including rea	sidential	
Policies Map Designation	Main Out of Centre Ret	ail Location	
	Site	Мар	
Urban Capacity Study Site Boundary Other sites	III OOO MARKA WAA AA A	Sange Construct	The Galor Park
, Raiderson's Moor		Th 21 Kontington House Whother Court	Tellora House
© Crown copyright and database rights 2020		Bosnor Hour	N N PE: 1:1000 @A4

Hemel17 - B&Q, Two Waters Road

Assessment of Constraints			
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 up		ments
Historic Parks and	Site consists wholly of Boxr	moor Common	
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is approximately 75		ast of a SSSI
SACs	The site is not within 3km o		
Wildlife Sites	The site is adjacent to Boxr		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a	•	
Source Protection Zones	The site is not located within		
Flood Zones 2/3	A small part of the site is af	-	and 3 (0.12 hectares)
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0.12 hectares		
constraints	U.12 flectares		
Constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	120 awaiii 190 par nadiara	development	110000711010
Estimated Development	83 dwellings		1
Potential			
Suitability	Suitable for further consider	ration	
Availability	It is unknown at this stage i	f the site is available for o	development as it has not
	been actively promoted.		
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner
Description (Old Defended	1 11 100	0	Hall
Previous/Old Reference	HH20	Source	Review of
			employment
0:1- A (0.70	Duran Galal Land	allocations
Site Area (hectares)	0.78	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment, Residential		
Policies Map Designation	General Employment Are		
	Site Ma	ар	
	Kensington House		
Urban Capacity Study	A 1 7 7 7 1		
Site Boundary			
Other sites			
	Elber		
	,	Shaker	
	a whose court		
			. STA M
51,4m	501		
		High Banks House	
Borow			
What	Buldem Yard		
	R		\/////
Electricity Distribution	Was		\times ////
382			~///
	Centre Name		N
© Crown copyright and database rights 2021	o os 1000) 8935	Scale: 1:	1000 @A4

Hemel18 - Travis Perkins, Lawn Lane

Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	ments
Historic Parks and	Site is adjacent to Boxmoor	Common	
Gardens			
Archaeology	Site is not within an Area of		ince
Ancient Woodland	Site does not contain any A		
SSSIs	The site is approximately 79		ast of a SSSI
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 10		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		·
Tree Preservation Orders	The site does not contain a	•	
Source Protection Zones	The site is not located within		
Flood Zones 2/3	A small part of the site is af		0.01 hectares)
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0.01 hectares		
constraints	0.01 nectares		
Constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	3.1.	development	
Estimated Development	96 dwellings		
Potential	-		
Suitability	Suitable for further consider		
Availability	It is unknown at this stage i	f the site is available for o	development as it has not
	been actively promoted.		
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH21	Source	Review of employment allocations
Site Area (hectares)	0.13	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment, Residential		
Policies Map Designation	General Employment Are	a	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Gust Bake State Bake State Gust Bake State Bake State Gust Bake State Bake	Books High Banks House, O OS 100018935		750 @A4

Hemel19 - High Banks House, Lawn Lane

	Assessment of (Constraints		
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m	of a SSSI		
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 2			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	-		
Site Access	Site already has suitable ad			
Public Transport	Site is within 400m of a bus	1 1	,	
Landfill	The site is not within 400m		ric landfill site	
Air Quality Management	The site is within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an	n existing or emerging Ar	ticle 4 direction	
Deduction for constraints	0 hectares			
Constraints				
Density (gross)	80 dwellings per hectare	Suitable types of	Houses	
attributed to site	80 dwellings per nectare	development	liouses	
Estimated Development	10 dwellings	acreiopinient	l	
Potential	10 dwollings			
- Otomus				
Suitability	Suitable subject to it being	demonstrated that there	is no reasonable prospect	
.,	that the site can be retained for its current use.			
Availability	It is unknown at this stage i		development as it has not	
	been actively promoted.			
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH22	Source	Old SHLAA
Site Area (hectares)	0.32	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Mixed Use including re	sidential	
Policies Map Designation	General Employment A		
	Site		
Urban Capacity Study Site Boundary Other sites	X X X X X X X X X X X X X X X X X X X	In the second se	1
		Matherry House	H 70 9m 50 100 100 100 100 100 100 100 100 100
		Marentha Chestan Chesta	Business Centre
	Depot	B8.tm	The Control of the Co
© Crown copyright and database rights 202	B-OS 1000/18035	1 1 10000000000000000000000000000000000	1.760@A

Hemel20 - Depot at Featherbed Lane

	Assessment of 0	Constraints		
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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is approximately 70		a SSSI	
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 75			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus	1 1	,	
Landfill	The site is not within 400m		ric landfill site	
Air Quality Management Areas	The site is adjacent to a designated AQMA			
Agricultural Land Quality	Urban land			
Article 4 Direction		a existing or emerging Δr	ticle 4 direction	
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for constraints	0 hectares			
Constraints				
Density (gross) attributed to site	140 dwellings per hectare	Suitable types of development	Houses/Flats	
Estimated Development	44 dwellings			
Potential	-			
Suitability	Suitable subject to it being demonstrated that there is no reasonable prospect			
	that the site can be retained			
Availability	It is unknown at this stage if the site is available for development as it has not			
A a la i a a a la illita	been actively promoted.			
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.			
	,	1		

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

Settlement	Hemel Hempstead	Ward	Apsley and Corner
D 1 (011D (1,11,100		Hall
Previous/Old Reference	HH23	Source	Old SHLAA
Site Area (hectares)	0.11	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Mixed Use including resid		
Policies Map Designation	Town Centre / Local Cent		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites	8		2.
Maranatha Christian Church 9.	Apsley Business Centre	AN ROAD SA	
NA STATE OF THE ST	Manor Avenue	\$\frac{\partial_{\text{f_2}}}{\text{F_2}}\rightarrow \text{78.}	7m
©Crown copyright and database rights 2020		OKOUPOS STREET	1; N 500 @A4

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

	Assessment of 0	Constraints		
Conservation Area	Site is unlikely to impact up	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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is approximately 79		a SSSI	
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 60			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus	1 \	,	
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site	
Air Quality Management	The site is partly within a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	140 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	140 dweilings per nectare	development	Houses/Flats	
Estimated Development	15 dwellings	development		
Potential	15 dwellings			
· otomiai				
Suitability	Suitable subject to it being	demonstrated that there i	s no reasonable prospect	
,	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.			
Availability	It is unknown at this stage i		development as it has not	
	been actively promoted.			
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not			
	be fully viable against all policies in the plan.			
		<u> </u>		

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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH24	Source	Old SHLAA
Site Area (hectares)	0.66	Brownfield Land	Yes
Current Use(s)	Mixed Use, including resi		1.00
Adjacent Use(s)	Mixed Use including resid		
Policies Map Designation	Town Centre / Local Cent		
ı	Site Ma		
			Play Area
Urban Capacity Study			
Site Boundary Other sites			
Marry	To State of the St	Durash Hill Car Past 73.5m 73.5m MALETRIET Trow Walnes Methodist Courch Courch Scale: 1:	1000 @A4

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

	Assessment of 0	Constraints		
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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is approximately 79	98 metres to the east of a	a SSSI	
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is adjacent to Rive			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi			
Flood Zones 2/3	A small part of the site is af	·	and 3 (0.01 hectares)	
Site Access	Site already has suitable ad			
Public Transport	Site is within 400m of a bus	1 1	,	
Landfill	The site is not within 400m		ric landfill site	
Air Quality Management	The site is wholly within a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
	0.04			
Deduction for constraints	0.01 hectares			
constraints				
Density (gross)	140 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	140 dwellings per nectare	development	1 louses/1 lats	
Estimated Development	90 dwellings	development		
Potential	oo awamiiga			
- Otomus				
Suitability	Suitable subject to it being	demonstrated that there i	s no reasonable prospect	
.,	that the site can be retained for its current use.			
Availability	It is unknown at this stage i		development as it has not	
	been actively promoted.			
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH25	Source	Old SHLAA
Site Area (hectares)	0.62	Brownfield Land	No
Current Use(s)	Public Open Space		
Adjacent Use(s)	Mixed Use including res	idential	
Policies Map Designation	Open Land		
	Site N	Лар	
Site Boundary Other sites © Crown copyright and/database rights 2020		Orang States Moor	Property Code N

Hemel23 - Two Waters East, Two Waters Road

Assessment of Constraints				
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 up	Site is unlikely to impact upon any scheduled monuments		
Historic Parks and	Site consists wholly of Boxr	moor Common		
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is approximately 62		a SSSI	
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site consists wholly of I			
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	There are Tree Preservation		,	
Source Protection Zones	The site is not located withi		Zones	
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3		
Site Access	Site already has suitable ad			
Public Transport	Site is within 400m of a bus stop (200m in town centre location).			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction	
Dadastian for	O le a d'arra a			
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Flats/Apartments	
attributed to site	125 dwellings per nectare	development	Flats/Apartments	
Estimated Development	77 dwellings	development		
Potential	77 dwellings			
Suitability	Suitable for further conside	ration		
Availability	Site is available for development			
Achievability		Site is generally viable to deliver all types of residential development.		
J			1	

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

Settlement	Hemel Hempstead	Ward	Apsley and Corner
	·		Hall
Previous/Old Reference	HH26	Source	Review of
			employment
			allocations
Site Area (hectares)	0.31	Brownfield Land	Yes
Current Use(s)	Employment (B-use)	B 1 !!	
Adjacent Use(s)	Residential, Employment,	Public open space.	
Policies Map Designation	General Employment Are		
	Site Ma	ар	
Urban Capacity Study		ω ////////////////////////////////////	
Site Boundary		// // //	
Other sites	5 > > > > > > > > > > > > > > > > > > >		
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Hemel24 - Industrial units south of London Road/West of Whiteleaf Road

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but may not	
Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.	
t T	

Hemel25 - Two Waters East (industrial/storage)

Settlement	Hemel Hempstead	Ward	Apsley and Corner
		_	Hall
Previous/Old Reference	HH27	Source	Other sources
Site Area (hectares)	1.79	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment, Residential		
Policies Map Designation	General Employment Are		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Corown copyright and database rights 2020	OS 100018935		1746 @44

Hemel25 - Two Waters East (industrial/storage)

	Assessment of 0	Constraints	
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	Site is in the vicinity of Boxmoor Common		
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any Ancient Woodland		
SSSIs	The site is approximately 54	45 metres to the east of a	a SSSI
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 19		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus	1 1	,
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction
Deduction for constraints	0 hectares		
constraints			
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments
attributed to site	230 dwellings per flectare	development	i iats/Apartifierits
Estimated Development	447 dwellings	development	
Potential	1 17 awaiii iga		
· otoma			
Suitability	Suitable subject to it being	demonstrated that there i	s no reasonable prospect
.,	that the site can be retained		
Availability	It is unknown at this stage in		development as it has not
	been actively promoted.		·
Achievability	Site is viable where it seeks	s to deliver a higher dens	ity scheme, but may not
	be fully viable against all policies in the plan.		-

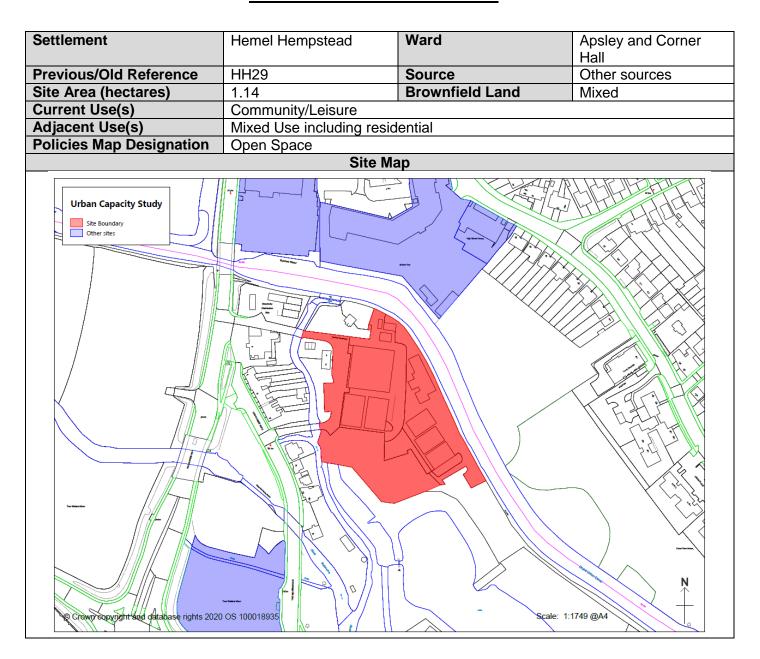
Hemel26 - Apsley Mills Cottage

Settlement	Hemel Hempstead	Ward	Apsley and Corner
			Hall
Previous/Old Reference	HH28	Source	Review of
			employment
			allocations
Site Area (hectares)	0.25	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Mixed Use including resid	lential	
Policies Map Designation	General Employment Are	a	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Garage	Pouls Sta Appliery Miles Cottage Harriek-House	John Dickenson Enterprise Centre The Paper Mill (PH)	To the state of th
© Crown copyright and database rights 2020 C	os 100048935	Scale:	1:750 @A4

Hemel26 - Apsley Mills Cottage

	Assessment of (Constraints	
Conservation Area	Site is unlikely to impact up		ation area
Listed Buildings	Site contains the following I Mill	<u> </u>	
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents
Historic Parks and Gardens	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Archaeology	Site is not within an Area of	Archaeological Significa	nce
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 53 Canal	3 metres to the south-we	st of the Grand Union
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB
Tree Preservation Orders	The site does not contain a	,	
Source Protection Zones	The site is not located withi	•	Zones
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	It is unclear how suitable ac	ccess can be provided to	the site.
Public Transport	Site is within 400m of a bus	stop (200m in town cent	re 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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for constraints	0 hectares		
Density (gross) attributed to site	140 dwellings per hectare	Suitable types of development	Apartments
Estimated Development Potential	35 dwellings		
Suitability	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		ity scheme, but may not

Hemel27 - Central Nurseries



Hemel27 - Central Nurseries

	Assessment of 0	Constraints	
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 up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is approximately 7		ast of a SSSI
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is adjacent to the F		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within	•	
Flood Zones 2/3	Part of the site is affected b	·	·
Site Access	It is unclear how suitable ac		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging A	rticle 4 direction
	,	3 3	
Deduction for	0.96 hectares		
constraints			
Density (gross)	140 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site		development	
Estimated Development	25 dwellings		
Potential			
0-16-1-116	Outlinks and the file	and declaration of	
Suitability	Suitable subject to the succ	essiul relocation of exis	ting uses to an appropriate
Availability	location.	f the cite is evellable for	dovolonment on it has not
Availability	It is unknown at this stage in	i the site is available for	development as it has not
Achievability	been actively promoted. Site is generally viable to deliver all types of residential development.		
Acilievability	Site is generally viable to de	enver an types of resider	iliai developinent.

Hemel28 - Mercedes-Benz, London Road

Settlement	Hemel Hempstead	Ward	Apsley and Corner
Durada va fold Dafanana	1,11,10,0	0	Hall
Previous/Old Reference	HH30	Source	Review of
			employment
			allocations
Site Area (hectares)	0.77	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment, Residential		
Policies Map Designation	General Employment Are		
	Site M	ар	
Urban Capacity Study Site Boundary Other sites © Crown copyright and database rights 202	0 OS 100018935	Do not	The state of the s

Hemel28 - Mercedes-Benz, London Road

	Assessment of (Constraints		
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation 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	Site is unlikely to impact upon any Historic Parks and Gardens			
Gardens	,	•		
Archaeology	Site is not within an Area of		nce	
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 o			
Wildlife Sites	The site is approximately 25 Canal	59 metres to the south-w	est of the Grand Union	
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a	ny Tree Preservation Ord	ders	
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3		
Site Access	Site already has suitable ac	Site already has suitable access.		
Public Transport	Site is within 400m of a bus	stop (200m in town cent	re location).	
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is within 800m of a	designated AQMA		
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints	o nectares			
Constraints				
Density (gross)	140 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	107 dwellings	development		
Estimated Development Potential	107 dwellings			
Potential				
Suitability	Suitable subject to it being	demonstrated that there i	is no reasonable prospect	
	that the site can be retained		is the reasonable procedure	
Availability	It is unknown at this stage in		development as it has not	
	been actively promoted.			
Achievability	Site is viable where it seeks	s to deliver a higher dens	ity scheme, but may not	
-	be fully viable against all policies in the plan.			

Hemel29 - Frogmore Mill

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH31	Source	Review of
			employment
			allocations
Site Area (hectares)	1.16	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
djacent Use(s)	Employment, Residenti		
Policies Map Designation	General Employment A		
	Site	Мар	
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Site Boundary Other sites			The state of the s
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Car Park			
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Hemel29 - Frogmore Mill

	Assessment of (Constraints	
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 up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is adjacent to the F		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a	•	
Source Protection Zones	The site is not located within	*	
Flood Zones 2/3	Part of the site is affected b		0.97 hectares)
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is adjacent to a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0.97 hectares		
constraints			
Density (gross)	140 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site		development	
Estimated Development	26 dwellings		
Potential			
Suitability	Suitable subject to it being		is no reasonable prospect
	that the site can be retained		
Availability	It is unknown at this stage in	t the site is available for o	development as it has not
A a later and a later	been actively promoted.		
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall
Previous/Old Reference	HH32	Source	Review of
			employment
			allocations
Site Area (hectares)	0.87	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment, Retail		
Policies Map Designation	Proposed Transport Site		
	Site Ma	ар	
Business Centre Business Centre © Crown copyright and database rights 2020	Bus Depth State of the Control of th	Scale:	S Att 10 (10 M) 1750 (10 A4)

Hemel30 - Bus depot, Whiteleaf Road

	Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserva	ation 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	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is approximately 39		i SSSI	
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 12			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus	1 \	,	
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is within 800m of a designated AQMA			
Areas	Habitan law d			
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction			
Deduction for	0 hectares			
constraints				
Density (gross)	250 dwellings per besters	Suitable types of	Flots/Aportmonts	
attributed to site	250 dwellings per hectare	development	Flats/Apartments	
Estimated Development	217 dwellings	development		
Potential	217 dweimige			
Suitability	Suitable subject to the succ	essful relocation of existi	ng uses to an appropriate	
	location.		· · · · · ·	
Availability	It is unknown at this stage in	f the site is available for o	development as it has not	
	been actively promoted.		-	
Achievability	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

Settlement	Hemel Hempstead	Ward	Apsley and Corner	
		_	Hall	
Previous/Old Reference	HH88	Source	Review of	
			employment	
			allocations	
Site Area (hectares)	0.22	Brownfield Land	Yes	
Current Use(s)	Scrub land			
Adjacent Use(s)	Employment, Retail			
Policies Map Designation	General Employment Are	ea		
	Site M	ар		
			1/1/- // 1/1	
Urban Capacity Study	10070			
Site Boundary	1		1//// // 7/6	
Other sites				
Class Chieribution Sta				
	p.*		/// // // 7// /	
London Rang Trade Custon				
Was a second and a second a second and a second a second and a second a second and a second and a second and	and Yard			
		A		
Chancerygate Business Centre				
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Hemel31 - Symbio Site, Whiteleaf Road

Assessment of Constraints			
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 up		ments
Historic Parks and	Site is in the vicinity of Boxr	moor Common	
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is approximately 4		a SSSI
SACs	The site is not within 3km o		
Wildlife Sites	The site is adjacent to Boxr		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		•
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located withi	,	Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is within 800m of a	designated AQMA	
Areas	Linkson land		
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for	0 hectares		
constraints			
Danaite (mass)	050 1 11:	Ouitable temps of	
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats
Estimated Development	55 dwellings	development	
Potential	55 dwellings		
1 Oteritiai			
Suitability	Suitable for further conside	ration	
Availability	Site is available for development		
Achievability			sity scheme, but may not
7 to movability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		
	50 rany viable against an penelee in the plan.		

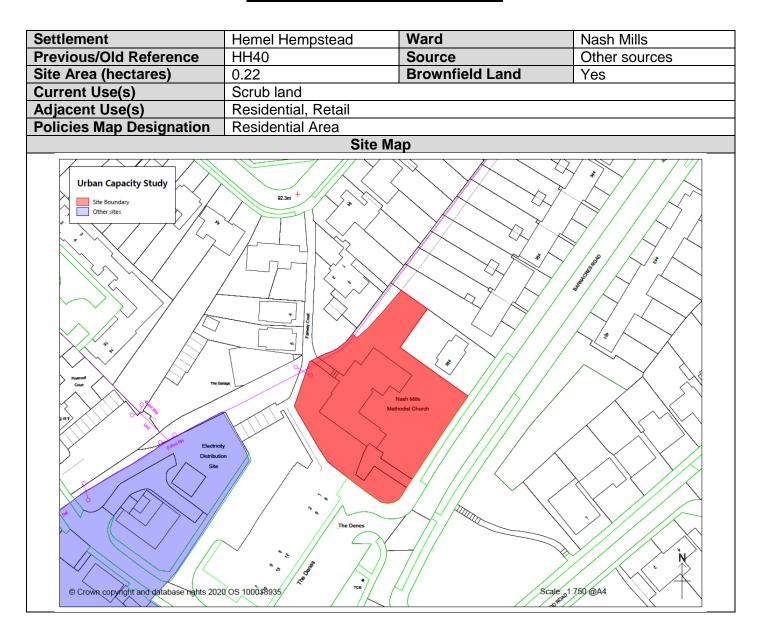
Hemel32 - London Road Retail Park

Settlement	Hemel Hempstead	Ward	Apsley and Corner Hall	
Previous/Old Reference	HH33	Source	Other sources	
Site Area (hectares)	1.09	Brownfield Land	Yes	
Current Use(s)	Employment (B-use)	Diowiniola Zalia	100	
Adjacent Use(s)	Employment			
Policies Map Designation	Main Out of Centre Retail	Location		
	Site Ma			
	AIII	D Bag		
Urban Capacity Study				
Site Boundary			Good Hut	
Other sites		7 / / ?		
		8 (0)		
1 1/4 / 11/1 //	P			
		A CO		
	1/			
TWO WATERS			7200	
		Juliary June		
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Hemel32 - London Road Retail Park

Assessment of Constraints			
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 up	on any scheduled monur	nents
Historic Parks and	Site is adjacent to Boxmoor		
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is approximately 69	50 metres to the east of a	a SSSI
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is adjacent to Boxr		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located withi		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus	1 1	,
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for	Objectories		
Deduction for constraints	0 hectares		
constraints			
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments
attributed to site	230 dwellings per flectare	development	i iats/Apartifierits
Estimated Development	272 dwellings	development	
Potential	272 dwoinings		
· otomai			
Suitability	Suitable subject to it being	demonstrated that there i	s no reasonable prospect
.,	that the site can be retained for its current use.		
Availability	It is unknown at this stage i		development as it has not
	been actively promoted.		
Achievability	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



Hemel33 - Nash Mills Church

Assessment of Cite is unlikely to impact upon the is not within an Area of the does not contain any Albe site is not within 800m on the site is not within 3km of	on a designated conserved any listed buildings or on any scheduled monur on any Historic Parks and Archaeological Significancient Woodland of a SSSI	structures nents d Gardens
ite is unlikely to impact upon ite is unlikely to impact upon ite is unlikely to impact upon ite is not within an Area of ite does not contain any A he site is not within 800m of the site is not within 3km of	on any listed buildings or on any scheduled monur on any Historic Parks and Archaeological Significal ncient Woodland of a SSSI	structures nents d Gardens
ite is unlikely to impact upon ite is unlikely to impact upon ite is not within an Area of ite does not contain any A he site is not within 800m the site is not within 3km of	on any scheduled monur on any Historic Parks and Archaeological Significa ncient Woodland of a SSSI	nents d Gardens
ite is unlikely to impact upon ite is not within an Area of ite does not contain any A he site is not within 800m he site is not within 3km of	on any Historic Parks and Archaeological Significancient Woodland of a SSSI	d Gardens
ite does not contain any A he site is not within 800m he site is not within 3km of	ncient Woodland of a SSSI	nce
ite does not contain any A he site is not within 800m he site is not within 3km of	ncient Woodland of a SSSI	nce
he site is not within 800m ohe site is not within 3km of	of a SSSI	
he site is not within 3km of		
	f a SAC	
he site is approximately 35	59 metres to the north-ea	st of the Grand Union
anal		
		Zones
	•	
Site already has suitable access.		
Site is within 400m of a bus stop (200m in town centre location).		
The site is not within 400m of an authorised or historic landfill site		
The site is not within 800m of a designated AQMA		
Urban land		
This site is not subject to an existing or emerging Article 4 direction		
hectares		
	Cuitable turnes of	Houses/Flats
25 dwellings per nectare		Houses/Flats
7 dwellings	development	
/ aweilings		
uitable for further consider	ation	
		development as it has not
	J	and the state of t
	to deliver a higher dens	ity scheme, but may not
ar or in the large	anal ne site is not within 400m evelopment of this site is use site does not contain and esite is not located within one of the site is affected to already has suitable acte is within 400m of a busine site is not within 400m one site is not within 800m one site is not subject to an analysis of the sit is not subject to an analysis of the site is not subject to an	ne site is not within 400m of a Local or National National National Provided Provide

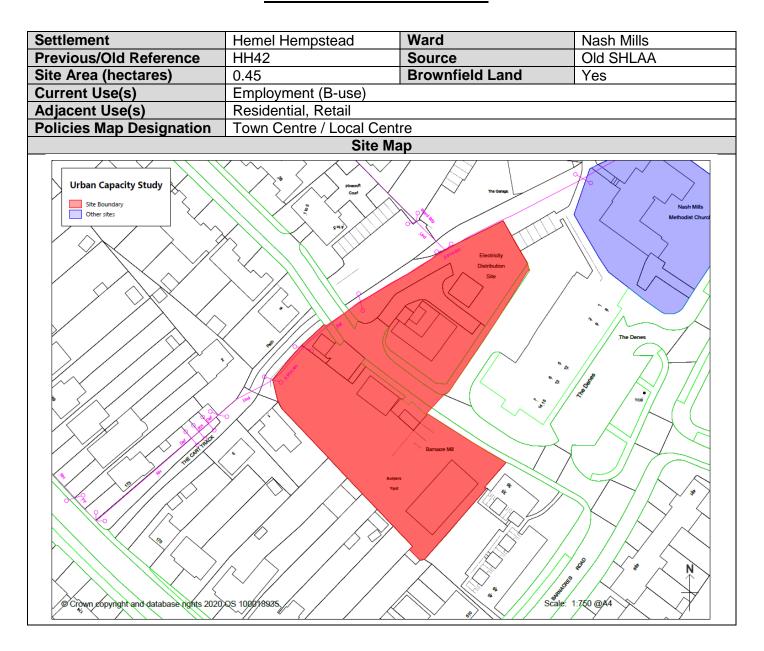
Hemel34 - H/1 - Land rear of 186-202 Belswains Lane

Settlement	Hemel Hempstead	Ward	Nash Mills
Previous/Old Reference	HH41	Source	Review of allocations
Site Area (hectares)	0.32	Brownfield Land	Mixed
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Residential		
Policies Map Designation	Proposed Housing Site		
	Site Ma	ар	
Urban Capacity Study is the Boundary Other sites 177.00 188.00 199.00 19			
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Hemel34 - H/1 - Land rear of 186-202 Belswains Lane

	Assessment of (Constraints	
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 up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 9 Canal	0 metres to the north-ea	st of the Grand Union
Nature Reserves	The site is not within 400m	of a Local or National N	ature Reserve
Chilterns AONB	Development of this site is		
Tree Preservation Orders	There are Tree Preservatio		
Source Protection Zones	The site is not located withi		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	It is unclear how suitable ac		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		
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site		development	
Estimated Development	12 dwellings		
Potential			
Suitability	Suitable for further consider	ration	
Availability	Suitable for further consideration It is unknown at this stage if the site is available for development as it has not		
Availability	been actively promoted.		
Achievability	Site is generally viable to deliver all types of residential development.		
	cho le generally viable to deliver all types of redidential development.		

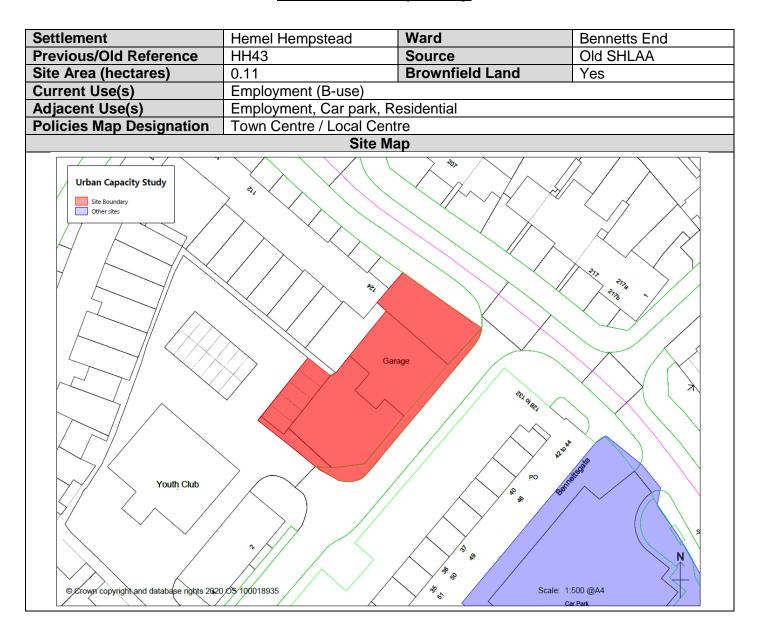
Hemel35 - The Cart Track



Hemel35 - The Cart Track

	Assessment of (Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Gardens			
Archaeology	Site is not within an Area of	Archaeological Significa	nce
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 o		
Wildlife Sites	The site is approximately 24 Canal	40 metres to the north-ea	st of the Grand Union
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB
Tree Preservation Orders	The site does not contain a	•	
Source Protection Zones	The site is not located within		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		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for constraints	0 hectares		
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development Potential	56 dwellings		
Suitability	Suitable subject to it being that the site can be retained		s no reasonable prospect
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		

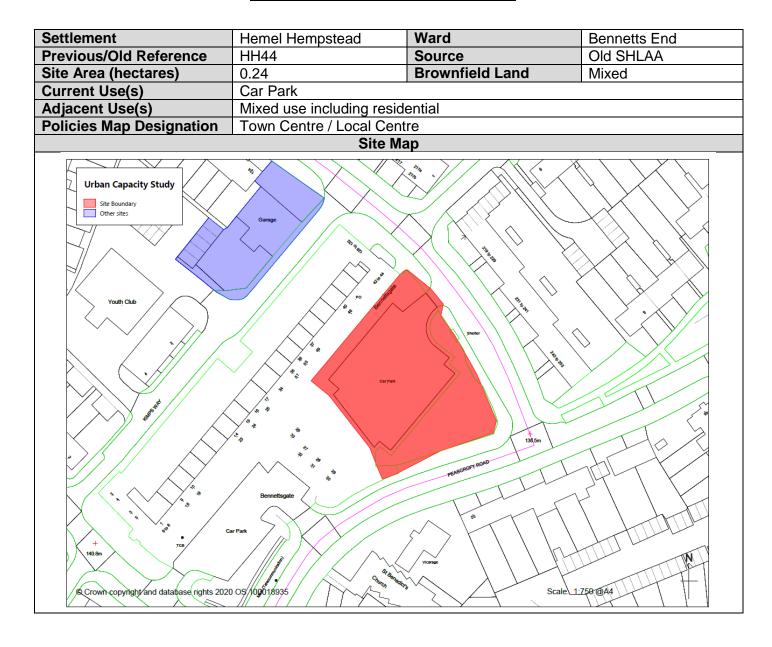
Hemel36 - Kimps Way



Hemel36 - Kimps Way

Assessment of Constraints				
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	nd Gardens	
Gardens		·		
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 25			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is	<u> </u>		
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within		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			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management Areas	The site is not within 800m	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ai	rticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site		development		
Estimated Development	13 dwellings			
Potential				
Suitability	Cuitable for further consider	rotion		
Suitability Availability	Suitable for further consider		dovolonment as it has not	
Availability	It is unknown at this stage in been actively promoted.	i the site is available lof	uevelopment as it has not	
Achievability	7 1	to deliver a higher dens	city schomo, but may not	
Acinevability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.			
	The fully viable against all pu	molos III ule piali.		

Hemel37 - Bennetts End Road



Hemel37 - Bennetts End Road

	Assessment of 0	Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 28		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	·	
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging A	rticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site		development	
Estimated Development	29 dwellings		
Potential			
Cuitobility	Unquitable: Cita ia in activa	LIGO GO G GOT DOTK that is	well conted by the least
Suitability	Unsuitable: Site is in active community.	use as a car park mat is	well served by the local
Availability	It is unknown at this stage i	f the cite is available for	development as it has not
Availability	been actively promoted.	i ilie sile is avaliable IUI	developinent as it has not
Achievability	Site is generally viable to deliver all types of residential development.		
Actiovability	Tolle is generally viable to de	chiver all types of resider	itiai acvolopinioni.

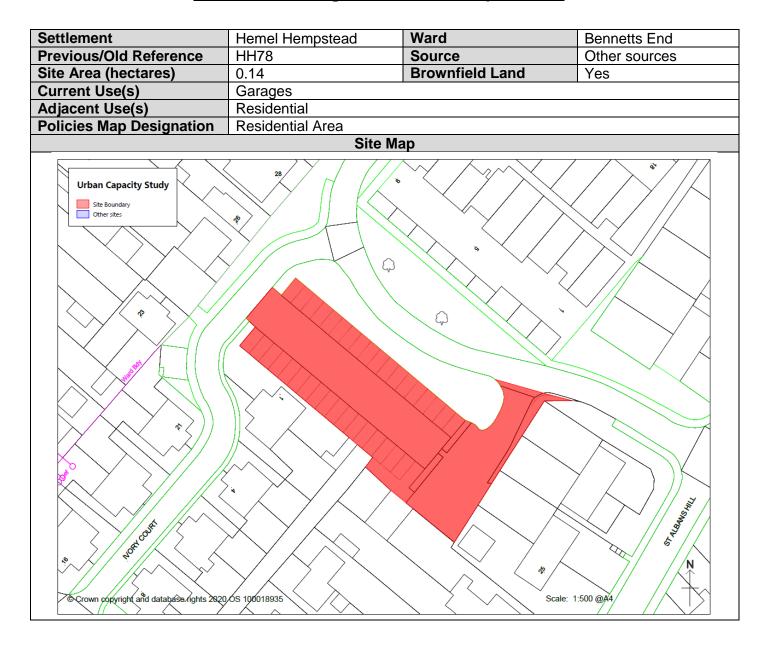
Hemel38 - Leys Road (No 121)

Settlement	Hemel Hempstead	Ward	Bennetts End	
Previous/Old Reference	HH45	Source	Brownfield Land	
			Register	
Site Area (hectares)	0.14	Brownfield Land	Yes	
Current Use(s)	Scrub land			
Adjacent Use(s)	Residential			
Policies Map Designation	Residential Area			
	Site	Мар		
			90	
Urban Capacity Study			92 88	
Site Boundary				
Other sites				
		Shelter		
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			RSE)	
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Hemel38 - Leys Road (No 121)

Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation 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	Site is unlikely to impact upon any Historic Parks and Gardens		
Gardens			
Archaeology	Site is not within an Area of Archaeological Significance		
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		~
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus	• `	,
Landfill	The site is within 400m of an authorised or historic landfill site		
Air Quality Management	The site is within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an	n existing or emerging A	rticle 4 direction
Deduction for	0 hectares		
constraints			
Denoity (group)	40 devellings man bactons	Cuitable types of	Haveas
Density (gross) attributed to site	40 dwellings per hectare	Suitable types of development	Houses
Estimated Development	5 dwellings	development	
Potential	3 dwellings		
1 Oterniai			
Suitability	Suitable for further conside	ration	
Availability	Site is available for develop		
Achievability			sity scheme, but may not
	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		
	i a a ramiji risasio agamiot an pe	p	

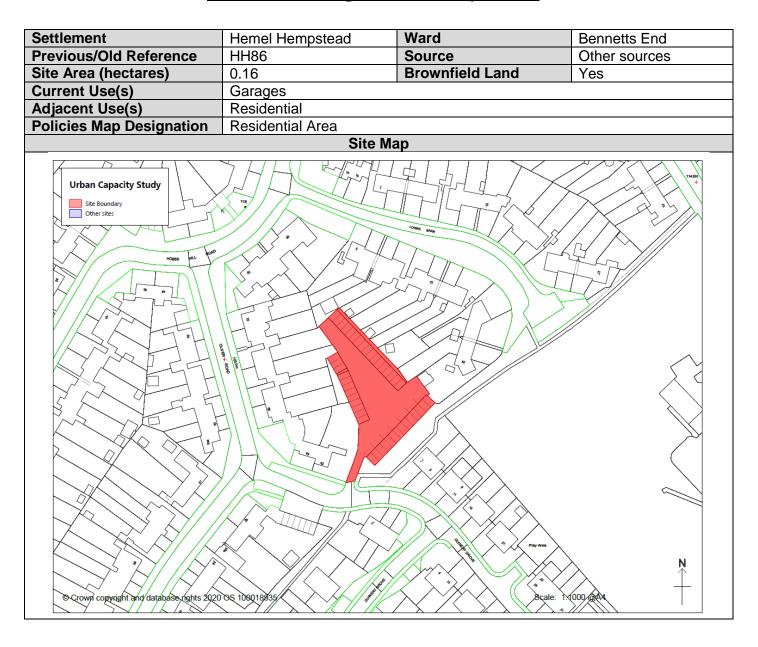
Hemel39 - Garages south of Sempill Road



Hemel39 - Garages south of Sempill Road

Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
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 o		
Wildlife Sites	The site is approximately 30	00 metres to the north-ea	ast of the Grand Union
N	Canal		. 5
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located withi		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	The site is within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site		development	
Estimated Development	5 dwellings		
Potential			
Suitability	Suitable for further conside		
Availability	There is a reasonable prosp	pect that the site could b	e made available for
	development.		
Achievability	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



Hemel40 - Garages off Guinery Grove

	Assessment of	Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conser	vation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		· ·
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within	•	Zones
Flood Zones 2/3	None of the site is affected	-	
Site Access	Site already has suitable access.		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging A	rticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site	0 1 11	development	
Estimated Development	6 dwellings		
Potential			
Suitability	Suitable for further conside	ration	
Availability	There is a reasonable pros		se made available for
Availability	development.	pedi inai ine sile dullu b	e made avallable for
Achievability		s to deliver a higher dens	sity scheme, but may not
7.0.110 vability	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.		
	1 20 Tany Madio against an pe	melec in the plant	

Hemel41 - Leverstock Green FC, Pancake Lane

Settlement	Hemel Hempstead	Ward	Leverstock Green
Previous/Old Reference	HH46	Source	Old SHLAA
Site Area (hectares)	1.8	Brownfield Land	Yes
Current Use(s)	Community/Leisure	•	
Adjacent Use(s)	Education, Residential		
Policies Map Designation	Residential Area		
	Site I	Мар	
Leverstock Green Church of England Primary School 8. Crown copyright and database rights 202	Football Gro		1250 @A

Hemel41 - Leverstock Green FC, Pancake Lane

Assessment of Constraints				
Conservation Area	Site is unlikely to impact upo	on a designated conserva	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact upo	on any scheduled monun	nents	
Historic Parks and	Site is unlikely to impact upo	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is wholly within an Area		icance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km of			
Wildlife Sites	The site is approximately 30			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is a			
Tree Preservation Orders	There are Tree Preservation		boundary of the site	
Source Protection Zones	The site is within Source Pre			
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			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an	n existing or emerging Art	icle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per besters	Suitable types of	Houses/Flats	
attributed to site	125 dwellings per hectare	development	Houses/Flats	
Estimated Development	225 dwellings	developilient		
Potential	225 dwellings			
. Otoritiai				
Suitability	Suitable subject to the succ	essful relocation of existi	ng uses to an appropriate	
,	Suitable subject to the successful relocation of existing uses to an appropriate location.			
Availability	It is unknown at this stage if the site is available for development as it has not			
•	been actively promoted.			
Achievability	been actively promoted.		ı	

Hemel42 - Site to the south of Green Lane

Hemel42 - Site to the south of Green Lane

	Assessment of	Constraints		
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 up	on any scheduled monur	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is wholly within an Area		ficance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m	•		
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		· ·	
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3			
Site Access	· · · · · · · · · · · · · · · · · · ·	Site already has suitable access.		
Public Transport	Site is not within 400m of a			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an	n existing or emerging Ar	ticle 4 direction	
Deduction for	0.1			
Deduction for	0 hectares			
constraints				
Density (gross)	40 dwellings per hectare	Suitable types of	Houses	
attributed to site	40 dwellings per nectare	development	Houses	
Estimated Development	81 dwellings	development		
Potential	or aweilings			
· Civiliai				
Suitability	Suitable for further conside	ration	_	
Availability	There is a reasonable pros		e made available for	
	development.			
Achievability	Site is generally viable to deliver all types of residential development.			
•		• • • • • • • • • • • • • • • • • • • •	•	

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

Settlement	Hemel Hempstead	Ward	Leverstock Green
Previous/Old Reference	HH48	Source	Review of allocations
Site Area (hectares)	1.12	Brownfield Land	Mixed
Current Use(s)	Community/Leisure		
Adjacent Use(s)	Residential, Open space		
Policies Map Designation	Open Land		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Numbed Ca	OS 100018935	larand base in time day.	Name Coll Principal College (1997) 12:50 (20) 4

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

Assessment of Constraints				
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 up	on any scheduled monur	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	There are Tree Preservation			
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	·		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m		ric landfill site	
Air Quality Management Areas	The site is not within 800m	The site is not within 800m of a designated AQMA		
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	4.40 desallin se	development		
Estimated Development	140 dwellings			
Potential				
Suitability	Suitable subject to the succ	poseful relocation of exist	ing uses to an appropriate	
Suitability	Suitable subject to the successful relocation of existing uses to an appropriate location.			
Availability	There is a reasonable prospect that the site could be made available for			
Availability	development.			
Achievability	Site is generally viable to deliver all types of residential development.			
Admorability	Total is generally viable to de	onver an types of residen	dai dovolopinoni.	

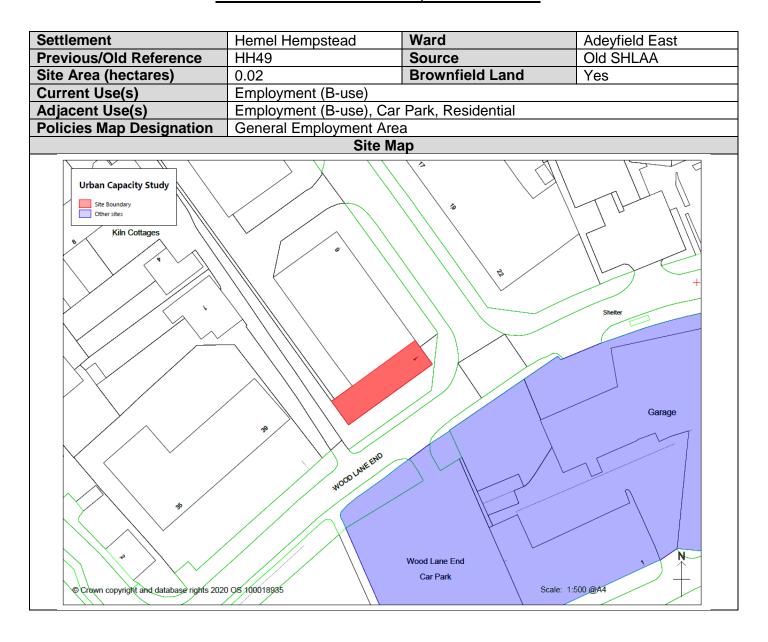
Hemel44 - Garages off New Park Drive

Settlement	Hemel Hempstead	Ward	Leverstock Green
Previous/Old Reference	HH79	Source	Other sources
Site Area (hectares)	0.13	Brownfield Land	Yes
Current Use(s)	Garages		·
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		
	Site	Мар	
Site Map Urban Capacity Study Other size: Other size: October copyright and chiglasse rights 2020 98 100018985 Scale: 1:500 @A4			

Hemel44 - Garages off New Park Drive

Assessment of Constraints			
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 up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m	Y	
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		•
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located within	*	Zones
Flood Zones 2/3	None of the site is affected	·	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus	<u> </u>	· ·
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an	n existing or emerging Ar	ticle 4 direction
Deduction for	O la colores		
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site	40 dwellings per nectare	development	Houses
Estimated Development	5 dwellings		
Potential	5 dwellings		
Suitability	Suitable for further consideration		
Availability	There is a reasonable prospect that the site could be made available for		
	development.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
<u> </u>	, , ,		

Hemel45 - Crest House, 1 Mark Road



Hemel45 - Crest House, 1 Mark Road

Assessment of Constraints					
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 up	on any scheduled monur	nents		
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens		
Gardens					
Archaeology	Site is not within an Area of		nce		
Ancient Woodland	Site does not contain any A				
SSSIs	The site is not within 800m				
SACs	The site is not within 3km o				
Wildlife Sites	The site is approximately 10				
Nature Reserves	The site is not within 400m				
Chilterns AONB	Development of this site is		· ·		
Tree Preservation Orders	The site does not contain a		ders		
Source Protection Zones	The site is within Source Pr				
Flood Zones 2/3	None of the site is affected	•			
Site Access	Site already has suitable ac				
Public Transport	Site is within 400m of a bus				
Landfill	The site is not within 400m		ric 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 ar	n existing or emerging Ar	ticle 4 direction		
Deduction for	0 hectares				
constraints					
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments		
attributed to site	2 dwallings	development			
Estimated Development Potential	3 dwellings				
Potential					
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vellings		
Availability					
71141140111119	It is unknown at this stage if the site is available for development as it has not been actively promoted.				
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not				
,	be fully viable against all policies in the plan.				
	, , , , , , , , , , , , , , , , , , , ,	Р			

Hemel46 - Eaton Court (Building 2), Eaton Road

Settlement	Hemel Hempstead	Ward	Adeyfield East	
Previous/Old Reference	HH50	Source	Old SHLAA	
Site Area (hectares)	0.25	Brownfield Land	Yes	
Current Use(s)	Employment (B-use)			
Adjacent Use(s)	Employment (B-use), C	ar Park		
Policies Map Designation	General Employment A			
	Site I	Мар		
Urban Capacity Study Site Boundary Other after And Andrew Capacity And				
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Hemel46 - Eaton Court (Building 2), Eaton Road

	Assessment of 0	Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	, ,	
Historic Parks and	Site is unlikely to impact up		
Gardens	, , ,	,	
Archaeology	Site is not within an Area of	Archaeological Significa	ince
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 13	30 metres to the east of \	Widmore Wood.
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is within Source Pr	otection Zones 3	
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	Site already has suitable ac	ccess.	
Public Transport	Site is within 400m of a bus	stop (200m in town cent	tre location).
Landfill	The site is within 400m of a		•
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	04 1 111	development	
Estimated Development	31 dwellings		
Potential			
Cuitability	Linevitable: Cita is leasted i	n a Canaral Emplayement	A Nac Juhana ayidanaa
Suitability	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment		
		s needed to be safeguard	ded for future employment
Availability	USE.	f the site is available for a	development as it has not
Availability	It is unknown at this stage if the site is available for development as it has not		
Achievability	been actively promoted. There are concerns about viability in this location. A bospoke approach to		
, to mo vability	viability may be required in this location to enable development		
	1	iodalion to onable de	

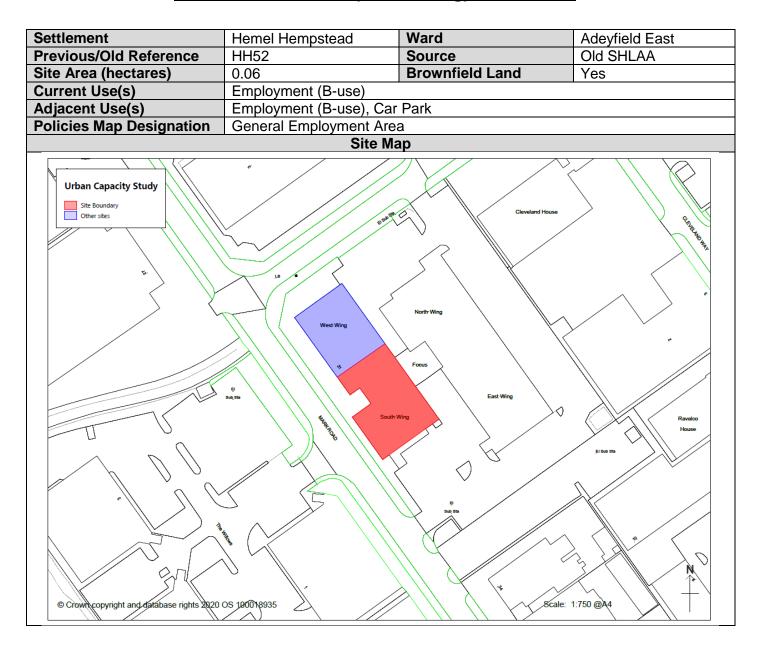
Hemel47 - Focus 31 (West Wing), Mark Road

Settlement	Hemel Hempstead	Ward	Adeyfield East		
Previous/Old Reference	HH51	Source	Old SHLAA		
Site Area (hectares)	0.05	Brownfield Land	Yes		
Current Use(s)	Employment (B-use)				
Adjacent Use(s)	Employment (B-use), Ca				
Policies Map Designation	General Employment Are	ea			
	Site M	lap			
Urban Capacity Study		age a see from			
Site Boundary Other sites					
		gar E	Cleveland House		
	u,				
	North Wing				
	WestWing				
	qi Dadi bis	Focus East-Wing			
I	the document of the state of th	South-Wing South-Wing			
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		E) Dado Dita	Ň		
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Hemel47 - Focus 31 (West Wing), Mark Road

	Assessment of 0	Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	, ,	
Historic Parks and	Site is unlikely to impact up		
Gardens	, , ,	,	
Archaeology	Site is not within an Area of	Archaeological Significa	nce
Ancient Woodland	Site does not contain any A	<u> </u>	
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 12	20 metres to the east of N	Maylands Wood.
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is within Source Pr	otection Zones 3	
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	Site already has suitable ac	ccess.	
Public Transport	Site is within 400m of a bus	stop (200m in town cent	re location).
Landfill	The site is not within 400m		
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	5 1 111	development	
Estimated Development	5 dwellings		
Potential			
Cuitability	Linevitable: Cite is leasted i	n a Canaral Employeean	A voc whore ovidence
Suitability	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment		
		s needed to be safeguard	ded for future employment
Availability	USE.	f the site is available for a	development as it has not
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability		viahility in this location Δ	hospoke approach to
7.0.110 vability	There are concerns about viability in this location. A bospoke approach to viability may be required in this location to enable development		
	1	iodalion to onable de	

Hemel48 - Focus 31 (South Wing), Mark Road



Hemel48 - Focus 31 (South Wing), Mark Road

	Assessment of 0	Constraints		
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up			
Gardens				
Archaeology	Site is not within an Area of	Archaeological Significa	nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m	of a SSSI		
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 12	20 metres to the east of N	Maylands Wood.	
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		lers	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site	
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction	
Deduction for	0 hectares			
constraints				
Denoity (group)	405 devalling an analysis at an	Cuitable types of	Have as /Flats	
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats	
Estimated Development	7 dwollings	development		
Potential	7 dwellings			
Totomai				
Suitability	Unsuitable: Site is located in a General Employment Area where evidence			
Canadana	has demonstrated the site is needed to be safeguarded for future employment			
	use.			
Availability	It is unknown at this stage if the site is available for development as it has not			
	been actively promoted.			
Achievability	There are concerns about viability in this location. A bospoke approach to			
	viability may be required in this location to enable development			
				

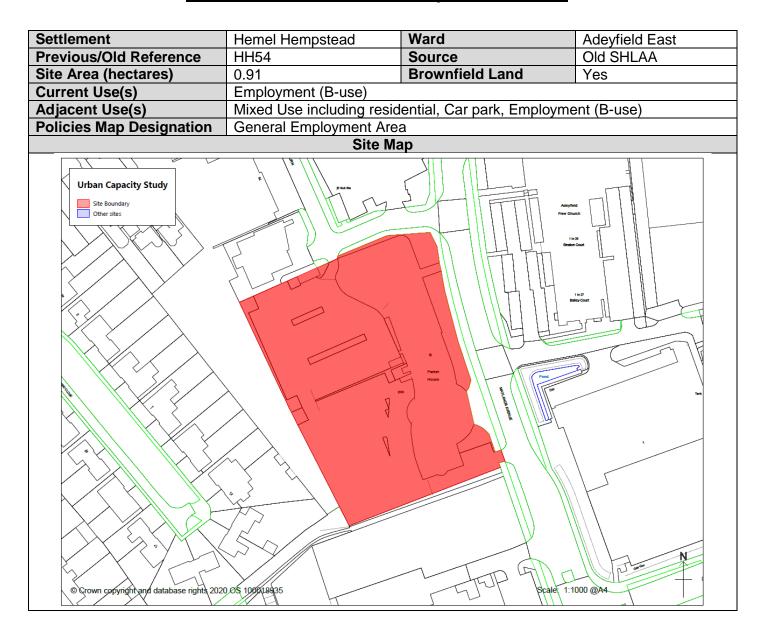
Hemel49 - Mark House (Unit 3 and 4), Mark Road

Settlement	Hemel Hempstead	Ward	Adeyfield East
Previous/Old Reference	HH53	Source	Old SHLAA
Site Area (hectares)	0.15	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment (B-use), Car	park	
Policies Map Designation	General Employment Area	a	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites			500s
	E bub Sta	No. of the state o	
	Mark House		
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Hemel49 - Mark House (Unit 3 and 4), Mark Road

		_	
	Assessment of 0		
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	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 1		
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve
Chilterns AONB	Development of this site is		
Tree Preservation Orders	There are Tree Preservation		
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus	stop (200m in town cent	re location).
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction
Deduction for	0 hectares		
constraints			
D	405 1 11:	0 14 11 4	
Density (gross)	125 dwellings per hectare	Suitable types of	Flats/Apartments
attributed to site	10 desallings	development	
Estimated Development Potential	18 dwellings		
Potential			
Suitability	Unsuitable: Site is located i	n a Conoral Employment	Area where evidence
Suitability	has demonstrated the site is		
	USE.	s needed to be saleguard	ded for fature employment
Availability		f the site is available for o	development as it has not
7. Canability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	<i>i</i>	viability in this location A	bospoke approach to
, , , , , , , , , , , , , , , , , , , ,	There are concerns about viability in this location. A bospoke approach to viability may be required in this location to enable development		
			1 7 7

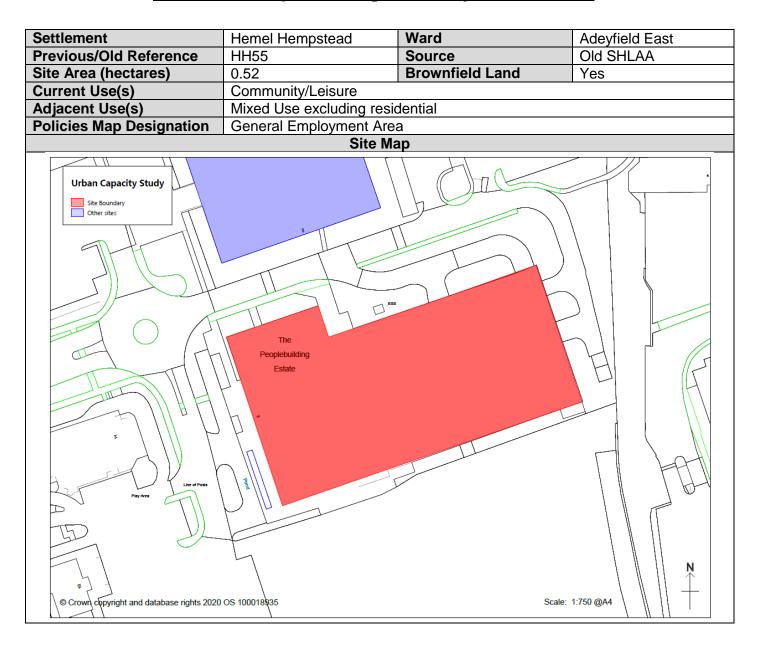
Hemel50 - Parker House, Maylands Avenue



Hemel50 - Parker House, Maylands Avenue

	Assessment of 0	Constraints		
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area	
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures			
Scheduled Monuments	Site is unlikely to impact up	<u> </u>		
Historic Parks and	Site is unlikely to impact up			
Gardens				
Archaeology	Site is adjacent to an Area	of Archaeological Signific	ance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m	of a SSSI		
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 25	50 metres to the south-ea	ast of Maylands Wood.	
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		lers	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site	
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction	
Deduction for	0 hectares			
constraints				
Denoity (group)		Cuitable types of		
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments	
Estimated Development	227 dwellings	development		
Potential	227 dwellings			
1 Otential				
Suitability	Unsuitable: Site is located in a General Employment Area where evidence			
- Canadania,	has demonstrated the site is needed to be safeguarded for future employment			
	use.	- · · · · · · · · · · · · · · · · · · ·		
Availability	It is unknown at this stage if the site is available for development as it has not			
	been actively promoted.			
Achievability	There are concerns about viability in this location. A bospoke approach to			
	viability may be required in this location to enable development			
				

Hemel51 - Peoplebuilding No.1, Maylands Avenue



Hemel51 - Peoplebuilding No.1, Maylands Avenue

Assessment of Constraints						
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	Site is unlikely to impact upon any Historic Parks and Gardens					
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	The site is not within 800m of a designated AQMA					
Areas						
Agricultural Land Quality	Urban land					
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction					
Deduction for	0 hectares					
constraints						
Denoity (group)		Cuitable types of				
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments			
Estimated Development	129 dwellings	development				
Potential	129 dweilings					
Totomai						
Suitability	Unsuitable: Site is located in a General Employment Area where evidence					
	use.	has demonstrated the site is needed to be safeguarded for future employment use				
Availability	It is unknown at this stage if the site is available for development as it has not					
	been actively promoted.					
Achievability	There are concerns about viability in this location. A bospoke approach to					
	viability may be required in this location to enable development					
						

Hemel52 - Peoplebuilding No.2, Maylands Avenue

Settlement	Hemel Hempstead	Ward	Adeyfield East			
Previous/Old Reference	HH56	Source	Old SHLAA			
Site Area (hectares)	0.26	Brownfield Land	Yes			
Current Use(s)	Employment (B-use)					
Adjacent Use(s)	Mixed Use including residential					
Policies Map Designation	General Employment Are					
Site Map						
Urban Capacity Study		\				
Site Boundary						
Other sites			7			
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	Pond					
		D ESS				
The Peoplebuilding						
Estate						
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Hemel52 - Peoplebuilding No.2, Maylands Avenue

Assessment of Constraints						
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	Site is unlikely to impact upon any Historic Parks and Gardens					
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	The site is not within 800m of a designated AQMA					
Areas						
Agricultural Land Quality	Urban land					
Article 4 Direction	This site is subject to an existing or emerging Article 4 direction					
		1				
Deduction for	0 hectares					
constraints						
Denoity (group)		Cuitable types of				
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of development	Flats/Apartments			
Estimated Development	63 dwellings	development				
Potential	63 dwellings					
Totomai						
Suitability	Unsuitable: Site is located in a General Employment Area where evidence					
- Canadania,	has demonstrated the site is needed to be safeguarded for future employment					
	use.					
Availability	It is unknown at this stage if the site is available for development as it has not					
	been actively promoted.					
Achievability	There are concerns about viability in this location. A bospoke approach to					
	viability may be required in this location to enable development					

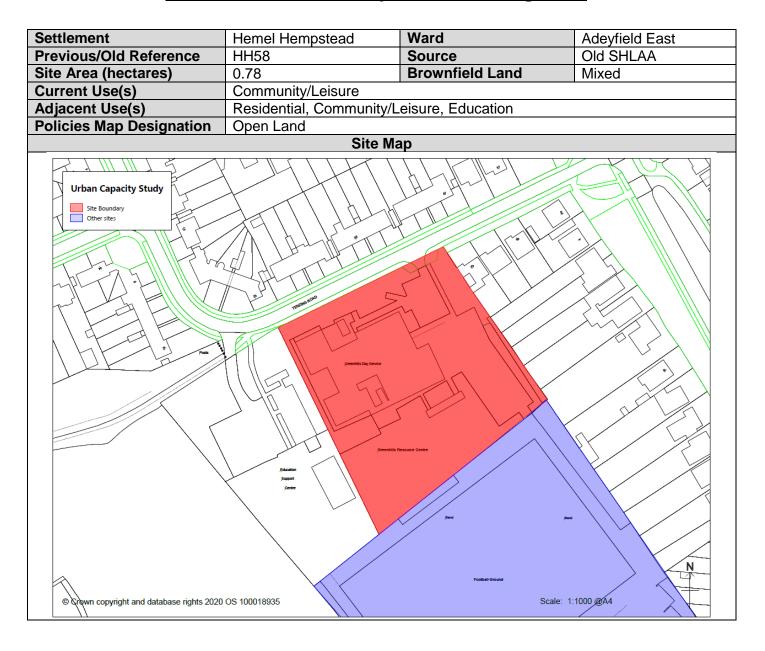
Hemel53 - Lucas Aerospace Ltd, Maylands Avenue (Aviva site)

Settlement	Hemel Hempstead	Ward	Adeyfield East
Previous/Old Reference	HH57	Source	Old SHLAA
Site Area (hectares)	1.16	Brownfield Land	Mixed
Current Use(s)	Scrub land		
Adjacent Use(s)	Mixed Use excluding resid	dential	
Policies Map Designation	Open Land		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Crown copyright and database rights 2020	OS 100018935		1250 @A4

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

Assessment of Constraints					
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 up				
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens		
Gardens					
Archaeology	Site is adjacent to an Area		ance		
Ancient Woodland	Site does not contain any A				
SSSIs	The site is not within 800m				
SACs	The site is not within 3km o				
Wildlife Sites	The site is not within 400m				
Nature Reserves	The site is not within 400m				
Chilterns AONB	Development of this site is		•		
Tree Preservation Orders	The site does not contain a		ders		
Source Protection Zones	The site is within Source Pr				
Flood Zones 2/3	None of the site is affected	•			
Site Access	It is unclear how suitable a				
Public Transport	Site is within 400m of a bus		-		
Landfill	The site is not within 400m of an authorised or historic landfill site				
Air Quality Management	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Urban land				
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction		
Deduction for	0 hectares				
constraints					
Daniel (mass)	050 1 11:	Outtable tower of			
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments		
attributed to site Estimated Development	development				
Potential	290 dwellings				
Foteritial					
Suitability	Suitable for further conside	ration			
Availability			development as it has not		
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.				
Achievability	Site is generally viable to deliver all types of residential development.				
. io.no rabinity	1 Sits is generally viable to di	55. dii 1,750 di 100ideni	a.a. aoroiopinona		

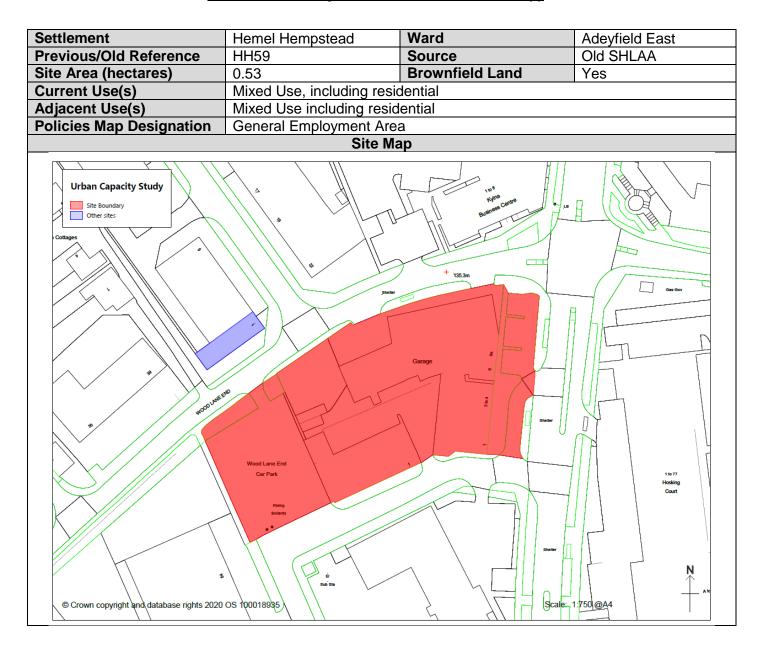
Hemel54 - Greenhills Day Centre, Tenzing Road



Hemel54 - Greenhills Day Centre, Tenzing Road

	Assessment of 0	Constraints		
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens	
Gardens				
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is	<u> </u>		
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located withi		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			
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 ar	n existing or emerging A	rticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	07.1.11	development		
Estimated Development	97 dwellings			
Potential				
Suitability	Suitable subject to the succ	possful relocation of evic	ting uses to an appropriate	
Juliability	location.	coolul iciocalion oi exis	ang uses to an appropriate	
Availability		f the site is available for	development as it has not	
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.			
Achievability	Site is generally viable to deliver all types of residential development.			
	i cho lo goriorany viable to di	enter an types of residen	ita. Governonti	

Hemel55 - Maylands Business Area (i)



Hemel55 - Maylands Business Area (i)

Assessment of Constraints				
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 up	on any scheduled monur	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is adjacent to an Area		cance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 12			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is	•	~	
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	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			
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 ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (mass)	050 desalling and a sections	Cuitable tunes of		
Density (gross) attributed to site	250 dwellings per hectare	Suitable types of	Flats/Apartments	
	122 dwellings	development		
Estimated Development Potential	132 dwellings			
1 Oteritiai				
Suitability	Suitable for further consider	ration		
Availability	There is a reasonable prosp		e made available for	
71141140111119	development.	post triat trio onto oddia bi	o mado avallablo loi	
Achievability	There are concerns about viability in this location. A bospoke approach to			
	viability may be required in this location to enable development			
	, , , ,			

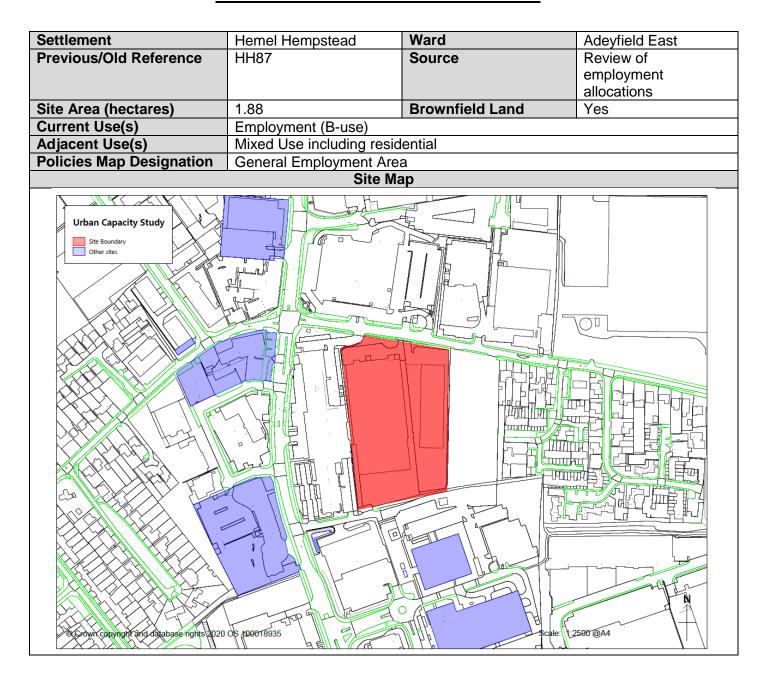
Hemel56 - Maylands Business Area (ii)

Settlement	Hemel Hempstead	Ward	Adeyfield East
Previous/Old Reference	HH60	Source	Old SHLAA
Site Area (hectares)	0.47	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Mixed Use including resid	lential	
Policies Map Designation	General Employment Area		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Site Mountain Study Site Boundary Other sites Study Site Boundary Other sites Study Study	Storeton Francisco Control of the Co	ion Scale: 1.	Spring Park Spring Park The Maylands Building

Hemel56 - Maylands Business Area (ii)

Assessment of Constraints				
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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 16			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		·	
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3			
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
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 ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments	
attributed to site	110 duallings	development		
Estimated Development Potential	118 dwellings			
Potential				
Suitability	Suitable for further consider	ration		
Availability			development as it has not	
, tranability	It is unknown at this stage if the site is available for development as it has not been actively promoted.			
Achievability		viability in this location. A	bospoke approach to	
, , , , , , , , , , , , , , , , , , , ,	There are concerns about viability in this location. A bospoke approach to viability may be required in this location to enable development			
Trability may be required in the leadarn to oriable development				

Hemel57 - 66 and 72 Wood Lane End



Hemel57 - 66 and 72 Wood Lane End

Conservation Area			
Conscivation 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 up	on any scheduled monui	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is wholly within an Area		ficance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 33		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		•
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected by Flood Zones 2/3		
Site Access	Site already has suitable ac		
Public Transport	Site is within 400m of a bus	• •	· ·
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	Observes		
Deduction for constraints	0 hectares		
constraints			
Density (gross)	90 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	90 dwellings per nectare	development	Flouses/Flats
Estimated Development	169 dwellings		
Potential	. co awomingo		
Suitability	Suitable for further consideration		
Availability	Site is available for development		
Achievability	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

Settlement	Hemel Hempstead	Ward	Adeyfield East		
Previous/Old Reference	HH61	Source	Call for Sites		
Site Area (hectares)	0.97	Brownfield Land	Mixed		
Current Use(s)	Scrub land				
Adjacent Use(s)	Employment, Residential				
Policies Map Designation	General Employment Are				
	Site Ma	ар			
		3/ 1/// ///			
Urban Capacity Study	\				
Site Boundary Other sites			9000		
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		11 / //			

Hemel58 - Plots 2/3 Kier Park, Maylands Avenue

Assessment of Constraints				
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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of	Archaeological Significa	nce	
Ancient Woodland	Site does not contain any A	ncient Woodland		
SSSIs	The site is not within 800m	of a SSSI		
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	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 ar	n existing or emerging Ar	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	250 dwellings per hectare	Suitable types of	Flats/Apartments	
attributed to site	development			
Estimated Development	242 dwellings			
Potential				
Cuitability				
Suitability	Suitable for further consideration			
Availability	Site is available for development			
Achievability	Site is generally viable to deliver all types of residential development.			

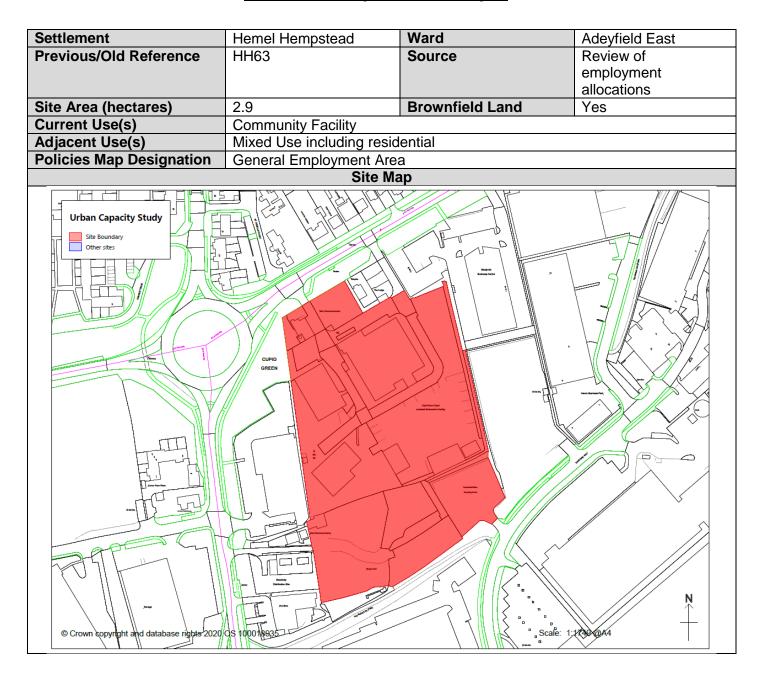
Hemel59 - Noble House, Eaton Road

Settlement	Hemel Hempstead	Ward	Adeyfield East
Previous/Old Reference	HH62	Source	Review of
			employment
			allocations
Site Area (hectares)	0.32	Brownfield Land	Yes
Current Use(s)	Employment (B-use)		
Adjacent Use(s)	Employment		
Policies Map Designation	General Employment Are	a	
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites Noble House		Chevron	N N
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Hemel59 - Noble House, Eaton Road

	Assessment of 0			
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o	f a SAC		
Wildlife Sites	The site is approximately 32	27 metres to the east of V	Vidmore Wood	
Nature Reserves	The site is not within 400m	of a Local or National Na	ture Reserve	
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
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	The site is not within 800m of a designated AQMA			
Areas		-		
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is subject to an ex	isting or emerging Article	4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site		development		
Estimated Development	40 dwellings			
Potential				
Suitability	Unsuitable: Site is located i			
	has demonstrated the site is needed to be safeguarded for future employment			
A !! - I. !!! (use.	folia alta la accellata f	dan salam sa and an it has	
Availability	It is unknown at this stage i	t the site is available for (development as it has not	
A a biovability:	been actively promoted.			
Achievability	There are concerns about viability in this location. A bospoke approach to viability may be required in this location to enable development			
		THIS INCOTION TO ANOMIA RE	WARDENE	

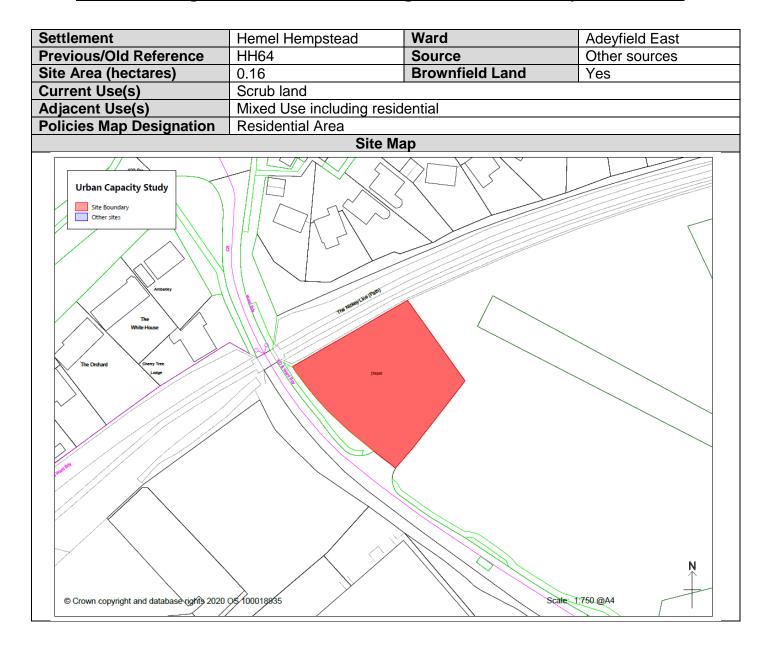
Hemel60 - Cupid Green Depot



Hemel60 - Cupid Green Depot

Assessment of Constraints			
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 up	on any scheduled monur	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		ince
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is adjacent to the N		
Nature Reserves	The site is not within 400m	of a Local or National Na	ature Reserve
Chilterns AONB	Development of this site is	unlikely to impact the set	ting of the AONB
Tree Preservation Orders	The site does not contain a	•	
Source Protection Zones	The site is not located withi		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 cent	tre 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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	202 1 111	development	
Estimated Development	362 dwellings		
Potential			
Cuitobility	Cuitable for further consider	ration	
Suitability	Suitable for further conside		a mada ayailahla far
Availability	There is a reasonable prospered development.	bedi mai me site could be	e made avallable for
Achievability		viahility in this location.	hosnoke approach to
Acinevability	There are concerns about viability in this location. A bospoke approach to viability may be required in this location to enable development		
viability may be required in this location to enable development			

Hemel61 - High Standards Scaffolding Site, Three Cherry Trees Lane



Hemel61 - High Standards Scaffolding Site, Three Cherry Trees Lane

	Assessment of 0	Constraints		
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 up	on any scheduled monu	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	nd Gardens	
Gardens				
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is adjacent to the N			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a		ders	
Source Protection Zones	The site is within Source Pr			
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
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 ar	n existing or emerging Ar	rticle 4 direction	
Deduction for	0 hectares			
constraints				
			(=)	
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	20 dwellings	development		
Estimated Development Potential	20 dwellings			
i Oteritiai				
Suitability	Suitable for further consider	ration		
Availability			development as it has not	
7.1.4.4.4.4.1.1.6.5	It is unknown at this stage if the site is available for development as it has not been actively promoted.			
Achievability	There are concerns about v	riability in this location. A	A bospoke approach to	
, ,	viability may be required in this location to enable development			
	, , , , , , , , , , , , , , , , , , , ,		I	

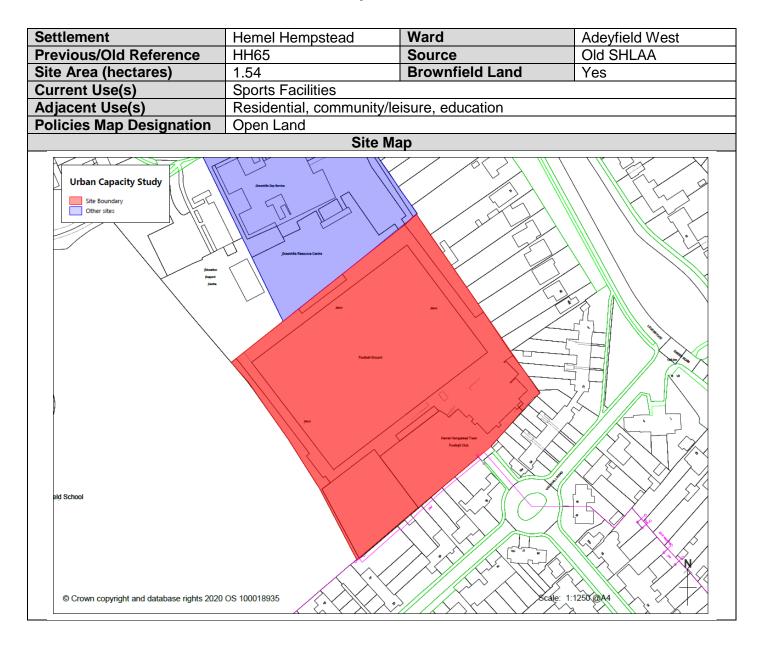
Hemel62 - Buncefield Lane Natural/Semi-Natural Open Space

Settlement	Hemel Hempstead	Ward	Adeyfield East
Previous/Old Reference	HH65	Source	Other sources
Site Area (hectares)	3	Brownfield Land	No
Current Use(s)	Scrub land		
Adjacent Use(s)	Employment, community	use	
Policies Map Designation	Open Land		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites © Crown copyright and database monts 2020	Woodwels Cemetery Woodwels Cemetery DOS TOUT 18936	Scale	N 1749 @A4

Hemel62 - Buncefield Lane Natural/Semi-Natural Open Space

Assessment of Constraints			
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 up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is adjacent to an Area		ance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is not within 400m		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		lers
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	•	
Site Access	It is unclear how suitable ac		
Public Transport	Site is within 400m of a bus		
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 ex	isting or emerging Article	4 direction
Deduction for	0 hectares		
constraints			
Danaity (maga)	405 door library man basels as	Cuitable tunes of	11/51-1-
Density (gross) attributed to site	125 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development	375 dwellings	development	
Potential	375 dwellings		
1 Oteritiai			
Suitability	Unsuitable: Site is located in	n a General Employment	Area where evidence
- Carranting	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment		
	USE.		
Availability	Site is available for development		
Achievability	Site is generally viable to deliver all types of residential development.		

Hemel63 - Hemel Hempstead FC, Vauxhall Road



Hemel63 - Hemel Hempstead FC, Vauxhall Road

Assessment of Constraints					
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation 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	Site is unlikely to impact up	on any Historic Parks and	d Gardens		
Gardens					
Archaeology	Site is not within an Area of		nce		
Ancient Woodland	Site does not contain any A				
SSSIs	The site is not within 800m				
SACs	The site is not within 3km o				
Wildlife Sites	The site is not within 400m				
Nature Reserves	The site is not within 400m				
Chilterns AONB	Development of this site is				
Tree Preservation Orders	The site does not contain a				
Source Protection Zones	The site is not located within		Zones		
Flood Zones 2/3	None of the site is affected	•			
Site Access	Site already has suitable ac				
Public Transport	Site is within 400m of a bus				
Landfill	The site is not within 400m	of an authorised or histor	ric landfill site		
Air Quality Management	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Urban land				
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction		
Deduction for	0 hectares				
constraints					
Density (gross)	125 dwellings per besters	Suitable types of	Houses/Flats		
attributed to site	125 dwellings per hectare	development	Houses/Flats		
Estimated Development	192 dwellings	development			
Potential	102 dwomings				
Suitability	Suitable subject to the succ	essful relocation of existi	ng uses to an appropriate		
	location.				
Availability	It is unknown at this stage in	f the site is available for o	development as it has not		
	been actively promoted.				
Achievability	There are concerns about v				
	viability may be required in	this location to enable de	evelopment		

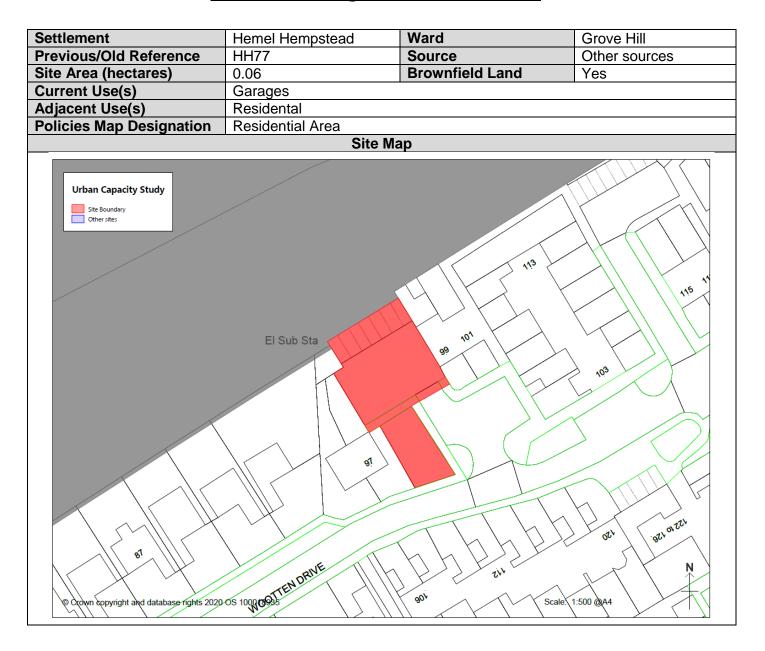
Hemel64 - Barncroft Primary School, Washington Avenue

Settlement	Hemel Hempstead	Ward	Grove Hill
Previous/Old Reference	HH69	Source	Old SHLAA
ite Area (hectares)	1.5	Brownfield Land	Yes
urrent Use(s)	Education	•	
djacent Use(s)	Residential		
olicies Map Designation	Open Land		
		Мар	
Urban Capacity Study Site Boundary Other sites			

Hemel64 - Barncroft Primary School, Washington Avenue

	Assessment of 0	Constraints		
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 up	on any scheduled monu	ments	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens	
Gardens				
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site ma			
Tree Preservation Orders	There are Tree Preservation			
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management Areas	The site is not within 800m of a designated AQMA			
Agricultural Land Quality	Grade 3			
Article 4 Direction	This site is not subject to ar	n existing or emerging A	rticle 4 direction	
Deduction for	0 hectares			
constraints				
			(=)	
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats	
attributed to site	107 dwellings	development		
Estimated Development Potential	187 dwellings			
Potential				
Suitability	Unsuitable: Site is currently	in active use for educat	ion nurnoses	
Availability				
, tranability	It is unknown at this stage if the site is available for development as it has not been actively promoted.			
Achievability	There are concerns about viability in this location. A bospoke approach to			
	viability may be required in this location to enable development			

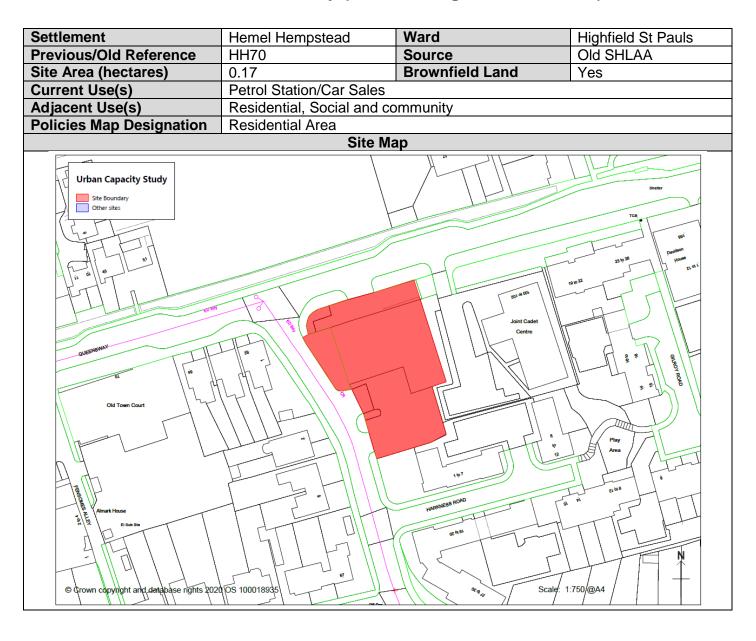
Hemel65 - Garages off Wootton Drive



Hemel65 - Garages off Wootton Drive

Assessment of Constraints				
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is not within 400m			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within		Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
Public Transport	Site is within 400m of a bus			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to ar	n existing or emerging Art	ticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (gross)	40 dwellings per hectors	Suitable types of	Houses	
attributed to site	40 dwellings per hectare	development	Houses	
Estimated Development	2 dwellings	development	1	
Potential	2 dwellings			
Suitability	Unsuitable: Site is unlikely	to deliver five or more dv	vellings	
Availability	There is a reasonable prosp			
	development.			
Achievability	There are concerns about viability in this location. A bospoke approach to			
•	viability may be required in this location to enable development			

Hemel66 - Queensway (former Budget Car Hire/PFS)



Hemel66 - Queensway (former Budget Car Hire/PFS)

	Assessment of 0	Constraints	
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is not within 400m	<u> </u>	
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located withi		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus	1 1	,
Landfill	The site is not within 400m		ric landfill site
Air Quality Management	The site is not within 800m of a designated AQMA		
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to ar	n existing or emerging Ar	ticle 4 direction
Deduction for	O la catama		
Deduction for constraints	0 hectares		
Constraints			
Density (gross)	125 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	120 dwellings per nectare	development	1 louses/1 lats
Estimated Development	21 dwellings	do roto pinoti	
Potential			
Suitability	Suitable subject to it being	demonstrated that there i	s no reasonable prospect
•	that the site can be retained for its current use.		
Availability	It is unknown at this stage i	f the site is available for o	development as it has not
	been actively promoted.		
Achievability	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

Settlement	Hemel Hempstead	Ward	Highfield St Pauls
Previous/Old Reference	HH71	Source	Old SHLAA
Site Area (hectares)	0.15	Brownfield Land	No
Current Use(s)	Public Open Space		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		
	Site M	ар	
Urban Capacity Study Site Boundary Other sites		*	20
Site Boundary Other sites			to 32
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Hemel67 - Land off Typleden Close

	Assessment of	Constraints		
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 up	on any scheduled monur	nents	
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 2			
Nature Reserves	The site is approximately 1			
Chilterns AONB	Development of this site is			
Tree Preservation Orders	The site does not contain a	*		
Source Protection Zones	The site is not located within	•	Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	It is unclear how suitable a			
Public Transport	Site is within 400m of a bus		<i>'</i>	
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m of a designated AQMA			
Areas				
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to an	n existing or emerging Ar	ticle 4 direction	
Deduction for	O la colone a			
Deduction for	0 hectares			
constraints				
Doneity (gross)	40 dwellings per besters	Suitable types of	Houses	
Density (gross) attributed to site	40 dwellings per hectare	development	Flouses	
Estimated Development	5 dwellings	developillelit		
Potential	o awaiii iga			
Suitability	Unsuitable: Site is public o	pen space		
Availability	It is unknown at this stage if the site is available for development as it has not			
	been actively promoted.			
Achievability	Site is generally viable for a lower density urban scheme.			
•		•		

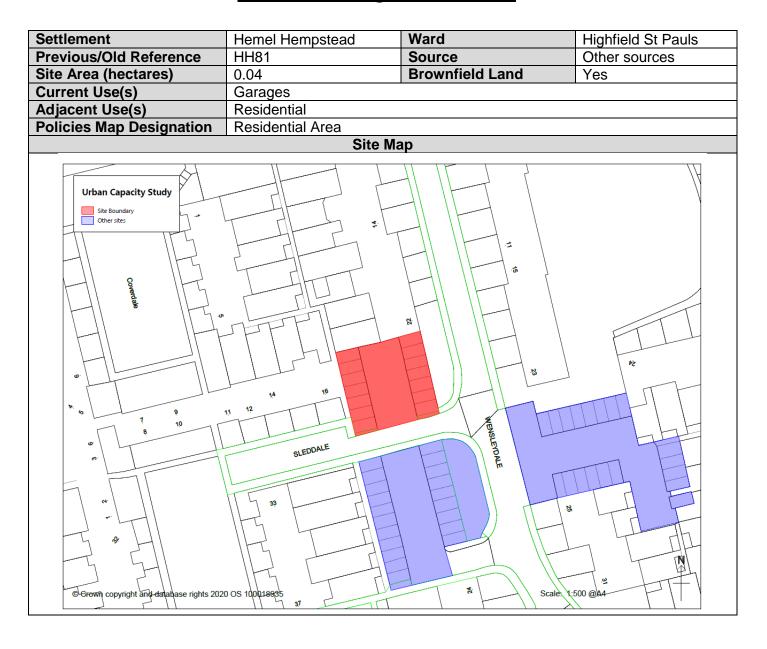
Hemel68 - Garages on Dione Road

Settlement	Hemel Hempstead	Ward	Highfield St Pauls		
Previous/Old Reference	HH80	Source	Other sources		
Site Area (hectares)	0.19	Brownfield Land	Yes		
Current Use(s)	Garages		_		
Adjacent Use(s)	Residential				
Policies Map Designation	Residential Area				
	Site	Мар			
		Yewtree Wood			
Urban Capacity Study					
Site Boundary Other sites					
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Hemel68 - Garages on Dione Road

	Assessment of	Constraints		
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	Site is unlikely to impact up	on any Historic Parks ar	nd Gardens	
Gardens				
Archaeology	Site is not within an Area of		ance	
Ancient Woodland	Site partly contains Ancient			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km o			
Wildlife Sites	The site is approximately 4			
Nature Reserves	The site is not within 400m			
Chilterns AONB	Development of this site is		•	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within	•	Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	Site already has suitable ac			
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 ar	n existing or emerging A	rticle 4 direction	
Deduction for	0 hectares			
constraints				
Density (grees)	40 devallings nor bootons	Suitable types of	Heuses	
Density (gross) attributed to site	40 dwellings per hectare	development	Houses	
Estimated Development	7 dwellings			
Potential				
Suitability		Suitable for further consideration		
Availability	There is a reasonable prospect that the site could be made available for development.			
Achievability	Site is generally viable for a lower density urban scheme.			

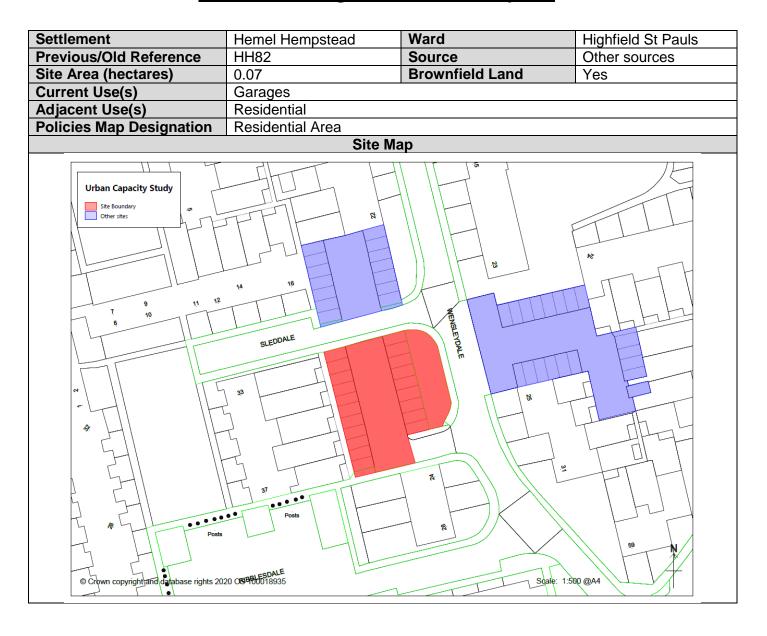
Hemel69 - Garages on Sleddale



Hemel69 - Garages on Sleddale

Assessment of Constraints					
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	Site is unlikely to impact upon any Historic Parks and Gardens				
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	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Urban land				
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction				
Deduction for	O bootones				
constraints	0 hectares				
Constraints					
Density (gross)	40 dwellings per hectare	Suitable types of	Houses		
attributed to site	40 dwellings per nectare	development	Tiouses		
Estimated Development	1 dwellings	a or or opinionit			
Potential					
Suitability	Unsuitable: Site is unlikely to deliver five or more dwellings				
Availability	There is a reasonable prospect that the site could be made available for				
	development.				
Achievability	Site is generally viable for a lower density urban scheme.				

Hemel70 - Garages west of Wensleydale



Hemel70 - Garages west of Wensleydale

Assessment of Constraints					
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	Site is unlikely to impact upon any Historic Parks and Gardens				
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	The site is not within 800m of a designated AQMA				
Areas					
Agricultural Land Quality	Urban land				
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction				
Deduction for	0 hectares				
constraints					
Density (gross)	40 dwellings per hectare	Suitable types of	Houses		
attributed to site	O share Illiana	development			
Estimated Development Potential	2 dwellings				
rotential					
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vollings		
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings There is a reasonable prospect that the site could be made available for				
Availability	development.				
Achievability	Site is generally viable for a lower density urban scheme.				
Admicvability	One is generally viable for a lower defisity dibart solicine.				

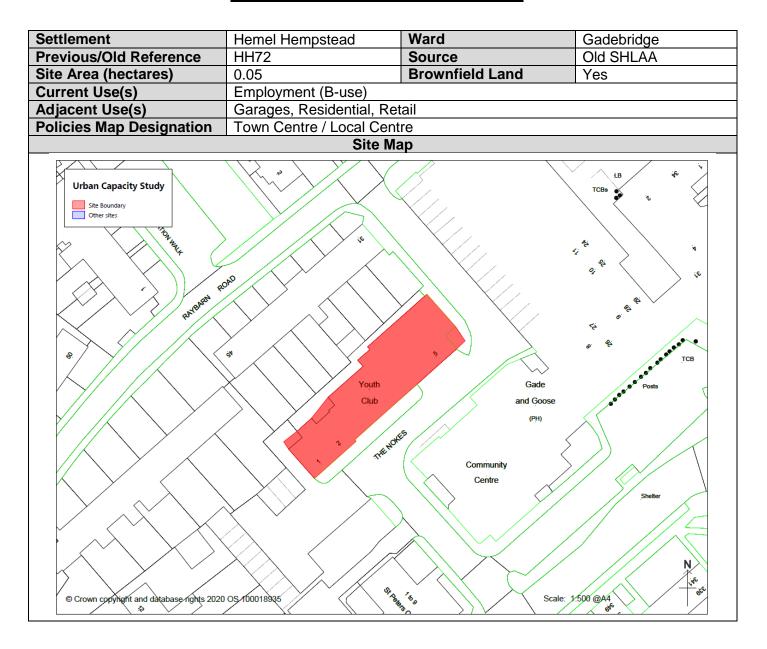
Hemel71 - Garages east of Wensleydale

Settlement	Hemel Hempstead	Ward	Highfield St Pauls
Previous/Old Reference	HH83	Source	Other sources
Site Area (hectares)	0.07	Brownfield Land	Yes
Current Use(s)	Garages		
Adjacent Use(s)	Residential		
Policies Map Designation	Residential Area		
	Site Ma	ар	
Urban Capacity Study Site Boundary Other sites SLEDOALE SCrown copyright and database rights 2020	23 WENSIEROALE 30 OS 100019935		AVM NASHEN NASHEN WAY

Hemel71 - Garages east of Wensleydale

Assessment of Constraints				
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 up			
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens	
Gardens				
Archaeology	Site is not within an Area of		nce	
Ancient Woodland	Site does not contain any A			
SSSIs	The site is not within 800m			
SACs	The site is not within 3km of			
Wildlife Sites	The site is approximately 2			
Nature Reserves	The site is approximately 2			
Chilterns AONB	Development of this site is	<u> </u>	· ·	
Tree Preservation Orders	The site does not contain a			
Source Protection Zones	The site is not located within	,	Zones	
Flood Zones 2/3	None of the site is affected	•		
Site Access	-	Site already has suitable access.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).			
Landfill	The site is not within 400m of an authorised or historic landfill site			
Air Quality Management	The site is not within 800m	The site is not within 800m of a designated AQMA		
Areas		Hele are learned		
Agricultural Land Quality	Urban land			
Article 4 Direction	This site is not subject to a	This site is not subject to an existing or emerging Article 4 direction		
Deduction for	0 hectares			
constraints				
Density (gross)	40 dwellings per hectare	Suitable types of	Houses	
attributed to site	O divisillia sia	development		
Estimated Development Potential	2 dwellings			
Fotential				
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vellings	
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings There is a reasonable prospect that the site could be made available for			
Availability	development.			
Achievability	Site is generally viable for a lower density urban scheme.			
7.07110 Tability	1 Cito to goriorally viable for 8	2 10 1701 dolloity dibdil 3011		

Hemel72 - Premises at the Nokes



Hemel72 - Premises at the Nokes

Assessment of Constraints			
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 up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 2		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		•
Tree Preservation Orders	The site does not contain a	*	
Source Protection Zones	The site is not located withi	*	Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	It is unclear how suitable a		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m	of a designated AQMA	
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for	0 hectares		
constraints			
Dencity (green)		Cuitable types of	Have as /Flats
Density (gross) attributed to site	80 dwellings per hectare	Suitable types of development	Houses/Flats
Estimated Development	4 dwellings	development	
Potential	4 dwellings		
1 Oterniai			
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	vellings
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings It is unknown at this stage if the site is available for development as it has not		
	been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
	1 - 1 - 3 g - 1 - 1 - 1 - 1 - 1 - 1		

Hemel73 - Garage on Fennycroft Road/Galley Hill

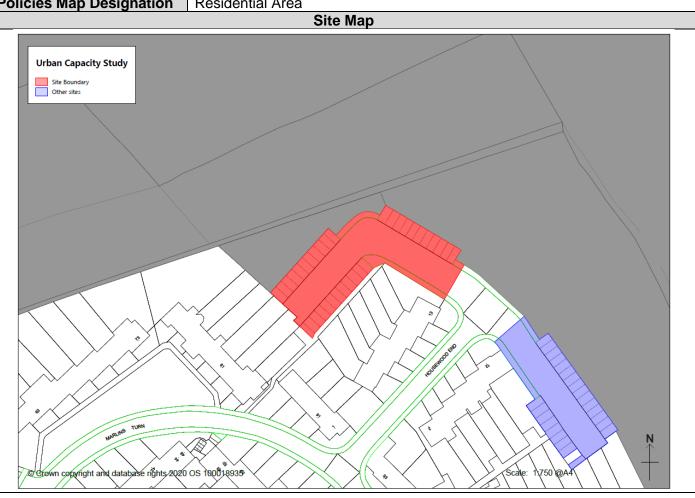
Settlement	Hemel Hempstead	Ward	Gadebridge		
Previous/Old Reference	HH73	Source	Old SHLAA		
Site Area (hectares)	0.09	Brownfield Land	Yes		
Current Use(s)	Employment (B-use)				
Adjacent Use(s)	Residential, Retail				
Policies Map Designation	Town Centre / Local Cen	tre			
	Site M	ар			
Urban Capacity Study Site Boundary Other sites		A CARROLL OF THE PARTY OF THE P			
***			5 8 5 7		
Posts					
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Hemel73 - Garage on Fennycroft Road/Galley Hill

Assessment of Constraints			
Conservation Area	Site is unlikely to impact up	on a designated conserv	ation area
Listed Buildings	Site is unlikely to impact upon any listed buildings or structures		
Scheduled Monuments	Site is unlikely to impact up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	nd Gardens
Gardens			
Archaeology	Site is not within an Area of		ance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 2		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
			(=)
Density (gross)	80 dwellings per hectare	Suitable types of	Houses/Flats
attributed to site	7 describers	development	
Estimated Development Potential	7 dwellings		
Potential			
Suitability	Suitable for further conside	ration	
Availability			development as it has not
Availability	It is unknown at this stage if the site is available for development as it has not been actively promoted.		
Achievability	Site is viable where it seeks to deliver a higher density scheme, but may not		
7 to mo vability	be fully viable against all policies in the plan.		
	1 22 rany viable against an pe	merce in the plant	

Hemel74 - Garages north of Housewood End

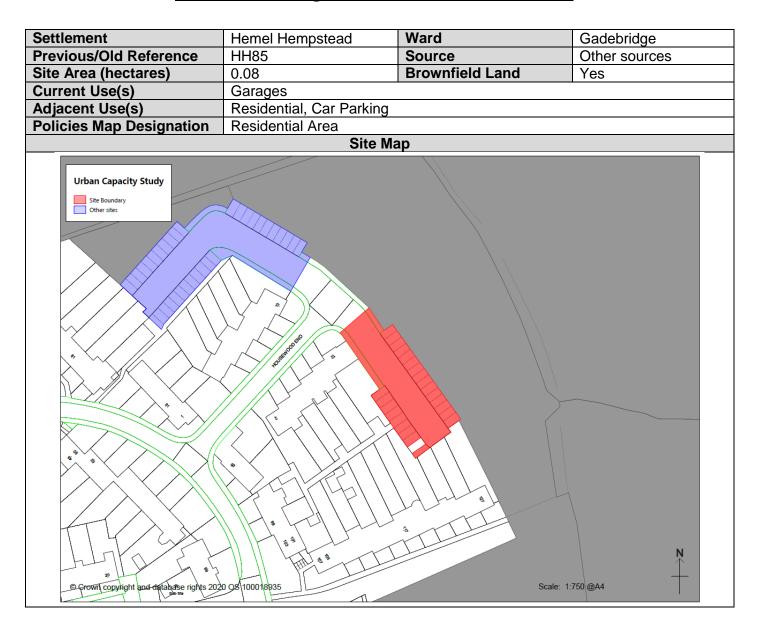
Settlement	Hemel Hempstead	Ward	Gadebridge
Previous/Old Reference	HH84	Source	Other sources
Site Area (hectares)	0.12	Brownfield Land	Yes
Current Use(s)	Garages		
Adjacent Use(s)	Residential, Car Parking		
Policies Map Designation	Residential Area		
Site Map			



Hemel74 - Garages north of Housewood End

Assessment of Constraints			
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 up	on any scheduled monur	ments
Historic Parks and	Site is in the vicinity of Gad	debridge Park	
Gardens			
Archaeology	Site is adjacent to an Area		cance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 19		
Nature Reserves	The site is not within 400m	of a Local or National Na	ature Reserve
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	It is unclear how suitable ac		the site.
Public Transport	Site is not within 400m of a		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Daniel (mass)	140 1 111	Ouitable towers of	
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site	4 dualings	development	
Estimated Development Potential	4 dwellings		
Potential			
Suitability	Unsuitable: Site is unlikely	to deliver five or more du	wellings
Availability	Unsuitable: Site is unlikely to deliver five or more dwellings There is a reasonable prospect that the site could be made available for		
7 tranability	development.		
Achievability	There are concerns about viability in this location. A bospoke approach to		
, , , , , , , , , , , , , , , , , , , ,	viability may be required in this location to enable development		
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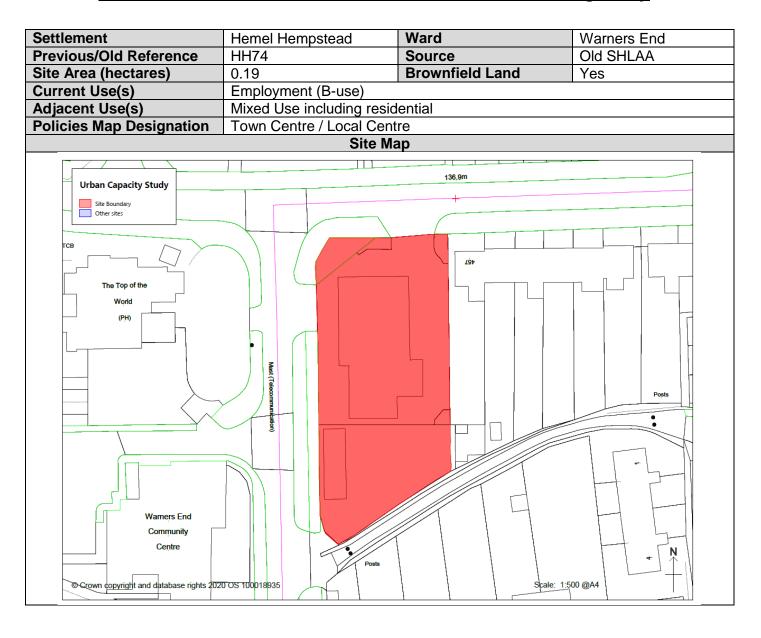
Hemel75 - Garages south of Housewood End



Hemel75 - Garages south of Housewood End

Assessment of Constraints			
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 up	on any scheduled monui	ments
Historic Parks and	Site is in the vicinity of Gad	debridge Park	
Gardens			
Archaeology	Site is adjacent to an Area		cance
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m	of a SSSI	
SACs	The site is not within 3km o	f a SAC	
Wildlife Sites	The site is approximately 70		
Nature Reserves	The site is not within 400m	of a Local or National Na	ature Reserve
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		ders
Source Protection Zones	The site is within Source Pr		
Flood Zones 2/3	None of the site is affected	by Flood Zones 2/3	
Site Access	It is unclear how suitable ac		the site.
Public Transport	Site is not within 400m of a		
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 ar	n existing or emerging Ar	ticle 4 direction
Deduction for	0 hectares		
constraints			
Density (gross)	40 dwellings per hectare	Suitable types of	Houses
attributed to site		development	
Estimated Development	3 dwellings		
Potential			
Cuitobility	Unquitable: Cita is unlikely	to deliver five or more di	wellings
Suitability	Unsuitable: Site is unlikely		
Availability	There is a reasonable prospect that the site could be made available for development.		
Achievability	There are concerns about viability in this location. A bospoke approach to		
	viability may be required in this location to enable development		

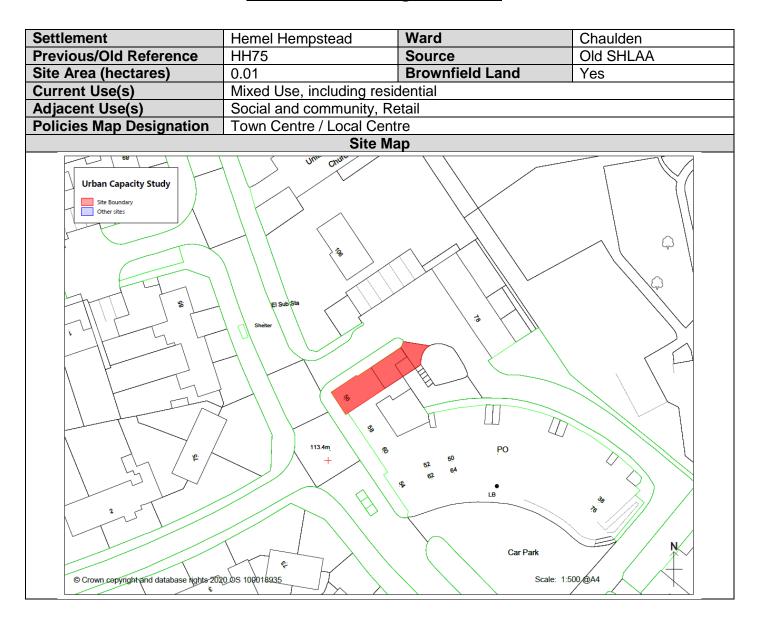
Hemel76 - Petrol station at Warners End Road/Northridge Way



Hemel76 - Petrol station at Warners End Road/Northridge Way

Assessment of Constraints			
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 up	on any scheduled monu	ments
Historic Parks and	Site is unlikely to impact up	on any Historic Parks an	d Gardens
Gardens			
Archaeology	Site is not within an Area of		ince
Ancient Woodland	Site does not contain any A	ncient Woodland	
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 19		
Nature Reserves	The site is not within 400m		
Chilterns AONB	Development of this site is		
Tree Preservation Orders	The site does not contain a		
Source Protection Zones	The site is not located withi		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	Site already has suitable ad		
Public Transport	Site is within 400m of a bus	1 1	
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		
Deduction for	0 hectares		
constraints			
Density (gross)	80 dwellings per hectare	Suitable types of	Houses
attributed to site	1.4 devellings	development	
Estimated Development Potential	14 dwellings		
Potential			
Suitability	Suitable subject to it being	demonstrated that there	is no reasonable prospect
Cultubility	Suitable subject to it being demonstrated that there is no reasonable prospect that the site can be retained for its current use.		
Availability	It is unknown at this stage if the site is available for development as it has not		
, , , , , , , , , , , , , , , , , , , ,	been actively promoted.		
Achievability			
,			
Achievability	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



Hemel77 - 56 Long Chaulden

Assessment of Constraints			
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 up	on any scheduled monur	nents
Historic Parks and	Site is unlikely to impact up	on any Historic Parks and	d Gardens
Gardens			
Archaeology	Site is not within an Area of		nce
Ancient Woodland	Site does not contain any A		
SSSIs	The site is not within 800m		
SACs	The site is not within 3km o		
Wildlife Sites	The site is approximately 32		
Nature Reserves	The site is approximately 28		
Chilterns AONB	Development of this site is		•
Tree Preservation Orders	The site does not contain a	,	
Source Protection Zones	The site is not located within		Zones
Flood Zones 2/3	None of the site is affected	•	
Site Access	It is unclear how suitable access can be provided to the site.		
Public Transport	Site is within 400m of a bus stop (200m in town centre location).		
Landfill	The site is not within 400m of an authorised or historic landfill site		
Air Quality Management	The site is not within 800m	of a designated AQMA	
Areas			
Agricultural Land Quality	Urban land		
Article 4 Direction	This site is not subject to an existing or emerging Article 4 direction		
Deduction for	0 hectares		
constraints			
Donaity (gross)	125 dwellings per besters	Suitable types of	Houses/Flats
Density (gross) attributed to site	125 dwellings per hectare	development	Houses/Flats
Estimated Development	1 dwellings	development	
Potential	i awamiya		
- Oto-Huu			
Suitability	Unsuitable: Site is unlikely to deliver five or more dwellings		
Availability	It is unknown at this stage if the site is available for development as it has not		
	been actively promoted.		
Achievability	Site is generally viable to deliver houses or a mixture of houses and flats		
•	. ,		