

Site Assessment Study for Dacorum Borough Council

Volume 3: Final Site Schedules

January 2020

Quality information

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1. Introduction and Overview

1.1. Introduction

1. This report comprises Volume 3 of the Dacorum Site Assessment Study. Its purpose is to set out the detailed assessment conclusions across all technical criteria for all 144 sites within the scope of the study.

1.2. Overview

2. This volume presents the detailed results of the Site Assessment Study's Phase 2 assessment. For ease of reference, the results have been presented as a series of A4 pages, normally comprising 2-3 pages per site assessed.
3. The site schedules that make up Volume 3 include clear statements of the reasons why each site was assessed in the way it was.
4. Where an assessment box is blank, it can be assumed that this criterion or characteristic was considered not applicable to the site being assessed.

Assessment criteria

5. The thirteen assessment criteria and how they have been applied within the Phase 2 assessment are explained in detail in Volume 1. As a recap, they comprise:
 - Transport and Accessibility;
 - Flood Risk;
 - Green Belt;
 - Geo-environmental;
 - Agricultural Land Quality;
 - Land Uses- both Existing and Neighbouring;
 - Potential for Mix of Housing Types;
 - Heritage;
 - Local Landscape and Visual Impact;
 - Regeneration Potential;
 - Economic Development Potential;
 - Environmental Impact (including noise and pollution);
 - Spatial Opportunities and Constraints.
6. The key output of Phase 2 was that each site was considered either: unsuitable for allocation, suitable for allocation but with minor constraints, or suitable for allocation but with major constraints, depending on its performance across a range of criteria.
7. Within the Phase 2 assessment, no single criterion of assessment was weighted to a greater or lesser extent than any other; as such, the final decision on suitability for each site was made on the basis of a balanced judgement taking into account its performance across all criteria, as interpreted, where necessary, by means of professional knowledge and experience.

Amendment of site boundaries

8. In some cases, for a wide variety of reasons, part of a site was considered suitable for allocation but another part not (this is also explained in Volume 1). Where it was possible to divide sites in this way, an 'a' was added to the site number to indicate the scale and location of the land considered suitable for allocation. For example, site 12, which is 3.9 hectares in extent, is considered unsuitable for allocation but within it, site 12a, which is 2.67 hectares, is considered suitable.
9. Because site boundary amendments are triggered by poorer performance for part(s) of the site on one or more assessment criteria, the text on the thirteen site assessment criteria refers through this volume to the wider site- e.g. in the example above, to site 12 rather than site 12a. Then, it is the conclusions text, which is drafted on the basis of these assessment criteria, that describes, where relevant, reasons for the amendment of site boundaries, explaining how and why sites like 12 should be amended to sites like 12a, and then the overall conclusion clearly states those cases where only the amended site boundary is suitable.
10. For all sites where boundaries have been amended, both the original and the revised site areas have been provided for clarity, and the accompanying maps show both original and revised sites. In two cases, (sites 41 and 42), the revised site areas (41a and 42a) are actually larger than the original site. This is only possible in the unusual circumstances applying in this location, namely that due to overlapping site boundaries, there is evidence that land adjoining but outside the boundaries of the original site is also potentially suitable, available and achievable for development.

Design case study approach

11. Once sites had been determined, either in whole or in part, as potentially suitable for residential or employment allocation on the basis of the assessment criteria listed above, one of the six design case studies set out in Volume 2 was applied, unless the suitable land was more than 15 hectares in extent. Where this was the case, as explained in Volume 1, a 'town-wide' density of 17.5 dwellings per hectare was applied.
12. The design case study applied to each site took account of the specific location and characteristics of that site, with appropriate reference to the justification for each design case study provided in Volume 2. For details on why the approach of design case studies was selected, please refer to Volume 1.
13. Design case studies were not applied to sites considered unsuitable for allocation. It should also be noted that design case studies are indicative and are not the same as site-level masterplans, which may come to different conclusions on density and capacity based on a more detailed assessment of site-specific constraints and opportunities not possible at the level of this Borough-wide study. Equally, the design case study approach allows for some flexibility- for example, if in future density policy were to change, then it would be perfectly possible to apply higher-density case studies to sites currently at a lower density, or vice versa.

Technical caveats

14. Two technical caveats apply to the assessment. Firstly, where a site has been assessed as 'n/a' for employment allocation, this does not necessarily mean, particularly in the case of large sites, that there is no potential for employment development on any part of the site. Rather, it means it is assumed that the entire site would not be allocated for employment. In a similar way, the 'n/a' for residential development on employment sites does not necessarily mean that the site would be unsuitable for residential development, rather that for the purposes of this assessment, the site was considered more suitable for employment.

15. The second caveat is that where a site is considered not suitable for **allocation**, this does not necessarily make it unsuitable for **development**. This is particularly the case for sites, such as those in the Green Belt where it is not proposed for Green Belt to be released, where policy constraints make the site not suitable for ten dwellings or more- it may still be suitable for residential development, but for fewer than ten dwellings and thus less suitable for allocation, while still remaining developable. Where this is the case, it has been stated on a site-specific basis for the avoidance of doubt.

Mapping

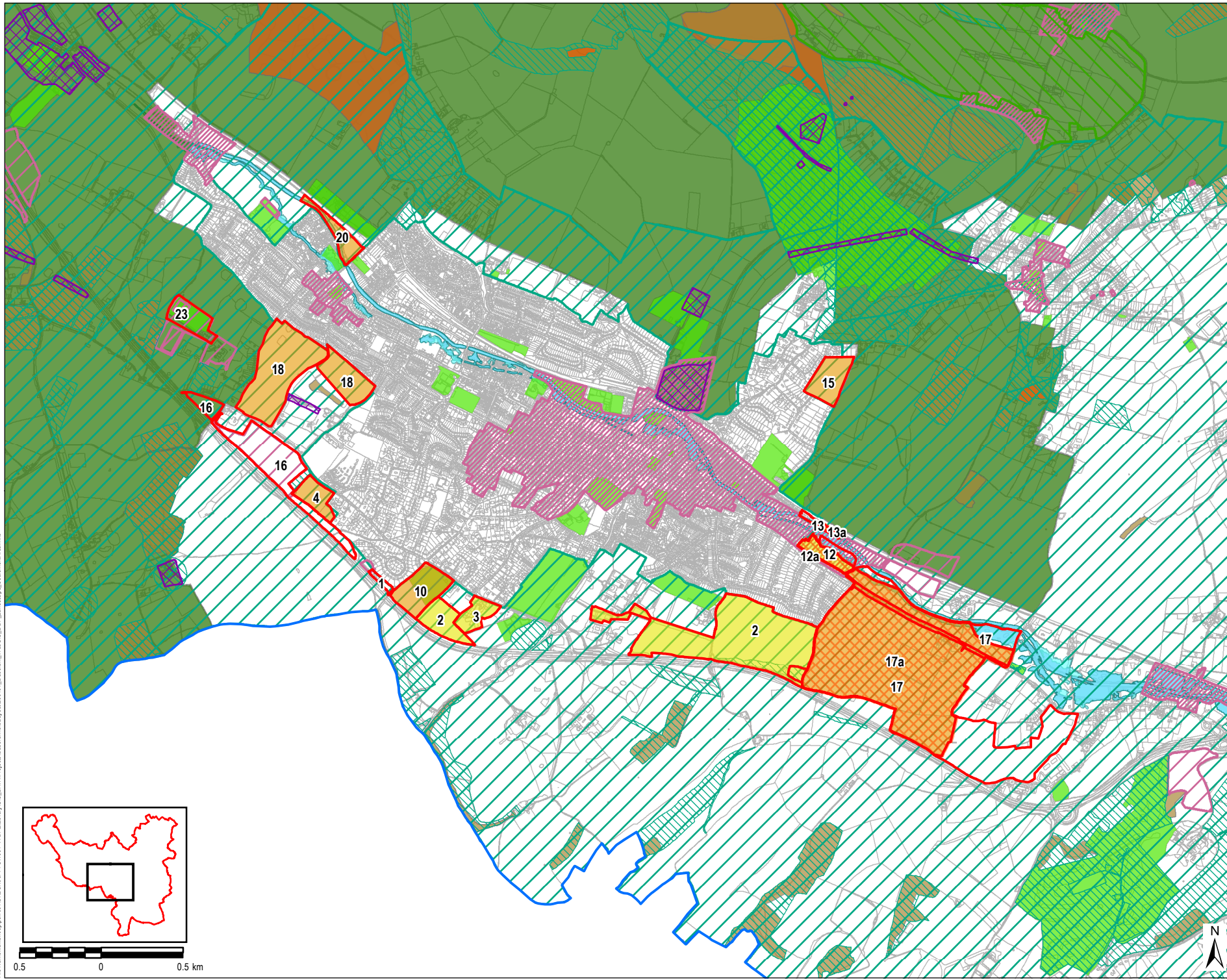
16. Each site assessment presented in this report is followed by a GIS map of the site's extent, colour-coded by the study conclusion on suitability or otherwise. For sites whose areas have been amended, two maps are provided, the first showing the original area and the second the amended area.
17. Another set of GIS maps appears after the introductory page for each settlement, which shows all sites within this report for that settlement, using the same colour-coding scheme as used on the individual site maps.

2. Site Schedules

2.1 Berkhamsted sites

LEGEND

- Site Boundary
- More Suitable Land
- Sites with Major Constraints
- Sites with Minor Constraints
- Dacorum District Boundary
- Park and Garden
- Scheduled Monument
- Conservation
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- SSSI
- SAC
- AONB
- Flood Zone 2
- Flood Zone 3



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Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: BERKHAMSTED

Drawn	Checked	Approved	Date
LL	AD	JH	07/01/2020

AECOM Internal Project No. 60590216 Scale @ A4 1:30,000

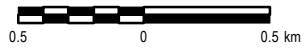
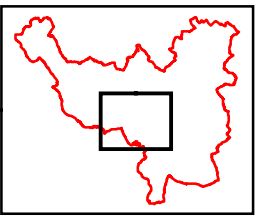
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Drawing Number **FIGURE 1** Rev

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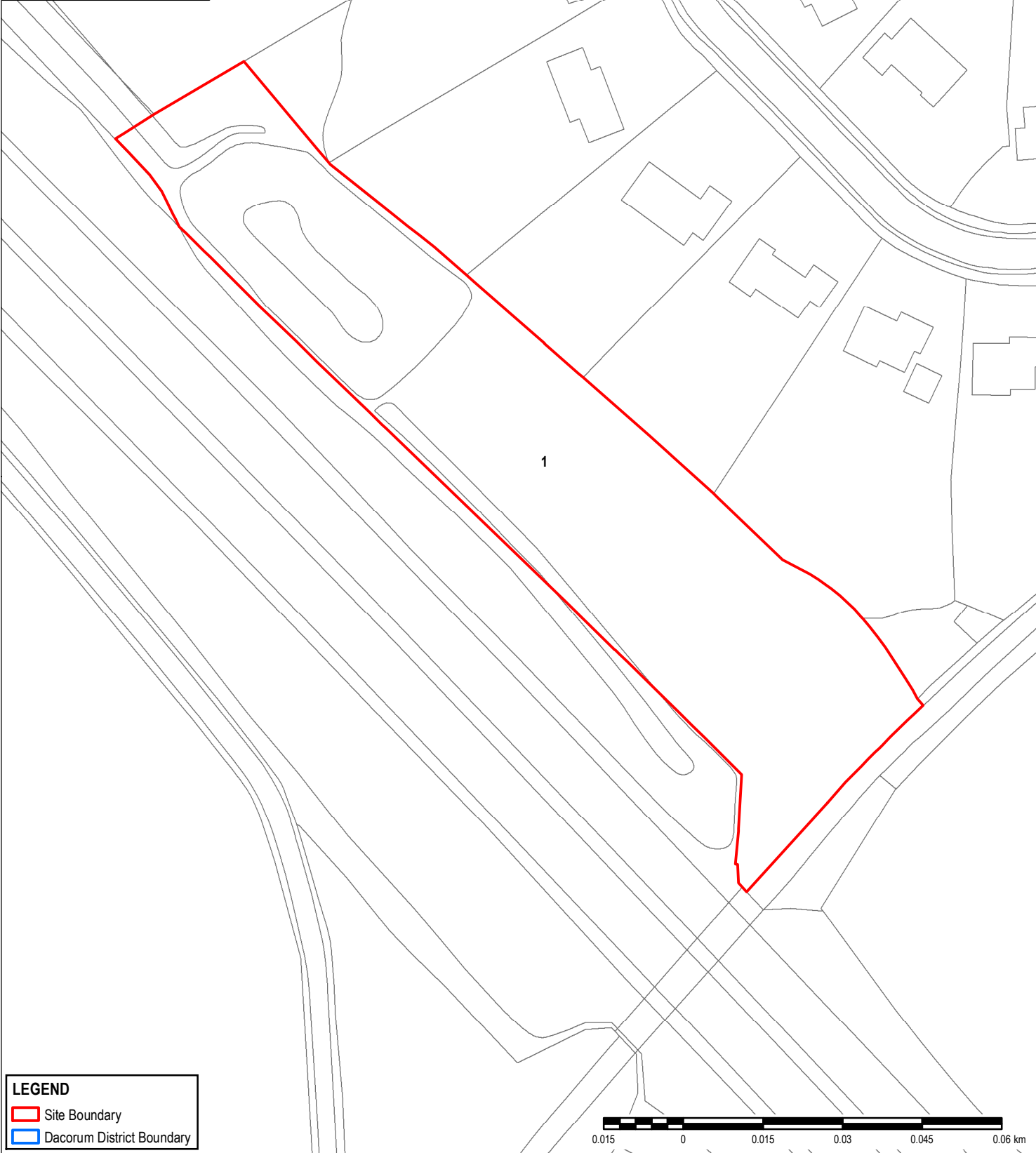
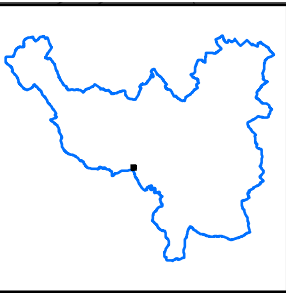




Site Number: 1 **Site Name: 13-17 Oakwood**

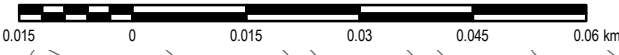
Settlement	Berkhamsted
Gross Area (ha)	0.6
Net Developable Area (ha)	0.48
Current Use (Greenfield / Brownfield / Mixture)	Greenfield
Proposed Use	Residential
Design Case Study	n/a
Gross Density (dph)	n/a
Net Density (dph)	n/a
Gross dwelling Capacity (dwellings)	n/a
Employment floorspace capacity (sq. m, net)	n/a
Transport	It appears that the site is not accessible from the local road network, as visibility splays onto Denny's Lane are restricted by the adjacent underpass below the A41
Flooding	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.
In Green Belt?	Yes
Green Belt Review Overall Conclusions	The Dacorum Green Belt Review found a boundary anomaly – it stated that specific boundary amendment should be considered but otherwise exclude from further consideration
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, a historical inert landfill has been identified on-site with an historical landfall adjacent to the site, considered to be a potential source of contamination that could impact redevelopment options.
Agricultural land quality grade	3
Existing use	Gardens
Neighbouring land use:	
Housing	Industrial
Agricultural	Social infrastructure
Other uses	
x	
Conclusion on potential land use based on neighbouring uses	Residential
Potential for mix of housing types- conclusion	n/a
Heritage assets	No built heritage constraints. The site is situated within an area of archaeological significance DAC_55, which would require some archaeological evaluation.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The DLCA defines the site as a settlement and as such has not been described in terms of condition or strength of character. The site is located on sloping landform with areas of rear gardens and woodland. It has a strong relationship to the settlement pattern due to its proximity, as well as enclosure from mature vegetation bordering the A41. Much of the woodland within the site is designated by TPO. Overall, the site is judged to perform reasonably on this criterion, but with major constraints as a result of much of the woodland being designated with a TPO, and as a result of wider tree cover.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived


Site Number: 1 **Site Name: 13-17 Oakwood**

Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area around the site attracts businesses with very well-qualified workers that hold high-level occupations. Workers tend to live fairly close by to their place of work and the site has a good access by car, however not by public transport. The Adopted Core Strategy for Dacorum identifies Berkhamsted as a "place with limited opportunity" for economic development.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Very limited impact on local character and history.
Spatial Opportunities and Constraints- coalescence risk	Minimal coalescence risk
Spatial Opportunities and Constraints- defensible boundary potential	Clear edge to the west of the site with the A41.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Despite the site's strong performance on a range of other criteria, it is unclear how safe access could be provided and this is a fundamental constraint. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation



LEGEND	
	Site Boundary
	Dacorum District Boundary



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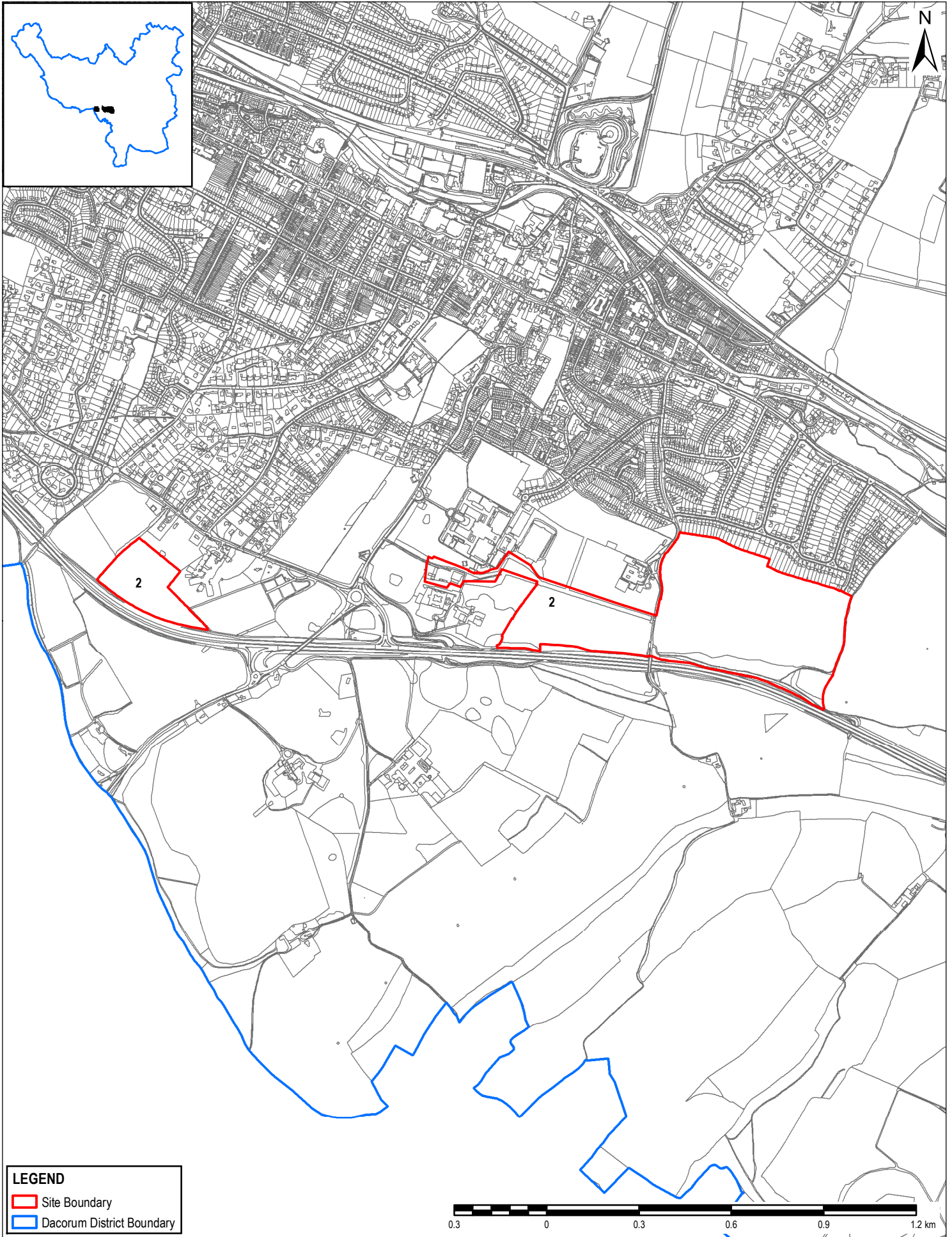
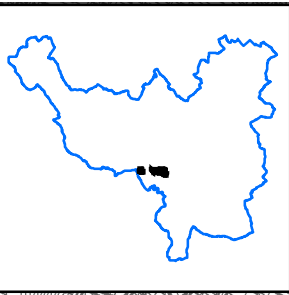
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Site Number: 2 **Site Name: South Berkhamsted Urban Extension**

Settlement	Berkhamsted			
Gross Area (ha)	38.12			
Net Developable Area (ha)	30.50			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	17.5 dph			
Gross Density (dph)	17.5			
Net Density (dph)				
Gross dwelling Capacity (dwellings)	667			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The eastern (main) part of the site is accessible from the local road network (Swing Gate Lane, with potential secondary access from Fieldway); reasonable access to public transport and local facilities. The western part of the site has access from the local road network (Chesham Road).			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments. Furthermore, Kingshill Cemetery is located adjacent to the east of the westernmost field, which is considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	Urban and 3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x			x	X
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			
Heritage assets	The site is divided into two parts. The part to the west is approx. 150m north-west of the Grade II listed Granary at Ernest Lindgreen House (NHLE 1078108) which is screened from it by vegetation and development. The part to the east is about 90m east and west of the Grade II* listed Ashlyn's Hall (NHLE 1078164). The house has an east-facing elevation and it may be that there was a designed landscape in this direction. The southeast corner of the western part of the site is within DAC_54, an area of archaeological significance. Archaeological investigations are likely to be required in advance of development in this section of the site.			

Site Number: 2 **Site Name: South Berkhamsted Urban Extension**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features. The site is within LCA 110 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located across a ridgeline, with the landform rising from east to west. There is mature vegetation along the southern edge of the site, bordering the A41 and at the western edge of the site, within the grounds of Ashlyns Farm. Land use across the remainder of the site is arable fields which are open in character, brownfield or developed land. Part of the south-east corner of the site is designated open access land. The eastern edge of the site aligns with the extent of residential land uses, with the western part of the site bordered by educational land uses. Overall, the site is judged to perform reasonably on this criterion but with minor constraints as a result of its location across elevated landform.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	The area has attracted a strong concentration of employers, particularly in knowledge-based sectors, which contain a very well qualified workforce in high-level occupations. The workplace data suggests workers live fairly close by to their place of work. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could extend Berkhamsted to the south and become a greater focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.
Environmental designations	Some TPOs in the north-eastern portion of the site. There is a wildlife site in the south-eastern boundary. The site is of large enough area that these should not be a constraint to development.
Spatial Opportunities and Constraints- local character and history	The Core Strategy (page 160) states that 'the green swathe between the town and the A41 will be maintained'. Development here would be in this 'green swathe' and therefore would not align with the Core Strategy. However, it would align well with the existing settlement pattern.
Spatial Opportunities and Constraints- coalescence risk	Contributes towards strong sense of place, coherent direction of development for the existing settlement, with no risk of coalescence with other settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries, helping to frame the wider Berkhamsted settlement.
Noise and pollution- bad neighbour uses?	Adjacent to the A41
Overall site conclusion- comments	Site performs generally well across all criteria except heritage, and it is considered there is potential to mitigate some heritage constraints. Site is also in Green Belt but away from AONB. As such, site is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints



LEGEND	
	Site Boundary
	Dacorum District Boundary




Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 2

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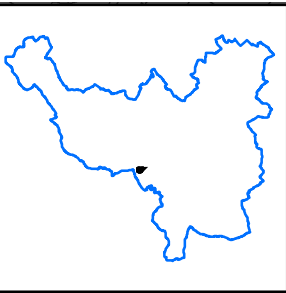
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Site Number: 3 **Site Name: British Film Institute Archive, Kingshill Way**

Settlement	Berkhamsted			
Gross Area (ha)	3.2			
Net Developable Area (ha)	2.56			
Current Use (Greenfield / Brownfield / Mixture)	Brownfield			
Proposed Use	Residential			
Design Case Study	D			
Gross Density (dph)	29			
Net Density (dph)	40.5			
Gross dwelling Capacity (dwellings)	93			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site has existing access onto Kingshill Way; reasonable access to local facilities and public transport. Note: the site is located adjacent to Local Allocation Site 'Policy LA4: Hanburys, Shootersway, Berkhamsted' (40 new homes) - Policy LA4 states that the internal road access should be designed to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field). The site is identified as a Major Development Site (MDS/4).			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meet its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, Made Ground is expected across the site due to the historical development of the site.			
Agricultural land quality grade	Urban and 3			
Existing use	Cultural (BFI Archive)			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
		X	x	
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests there is potential for it to offer dwelling sizes from 1 bed to 4+ bed			
Heritage assets	The Grade II listed Granary at Ernest Lindgreen House, Kingshill Way (NHLE 1078108) is located just outside the site boundary and development on the site has the potential to impact on the asset. The southeast corner of the site is located within an area of archaeological significance, DAC_54. Archaeological evaluation of at this portion of the site is therefore likely to be necessary in advance of development.			
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 110 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is a developed site, consisting of buildings enclosed by mature vegetation. Overall, the site is judged to perform well on this criterion as it is a currently developed site.			

Site Number: 3 **Site Name: British Film Institute Archive, Kingshill Way**

Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area around the site attracts businesses with a very well-qualified workforce that holds high-level occupations. Workers tend to live fairly close by to their place of work and the site has a good access by car, however not by public transport. The Adopted Core Strategy for Dacorum identifies Berkhamsted as a "place with limited opportunity" for economic development, and poor public transport is a site-based potential constraint
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	As this is previously developed land, development here would be sympathetic on this criterion.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence as this is previously developed land.
Spatial Opportunities and Constraints- defensible boundary potential	Previously developed land, thus has defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs generally well across all criteria except heritage, and it is considered there is some potential to mitigate these constraints. Site is in Green Belt but away from AONB. It is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 3

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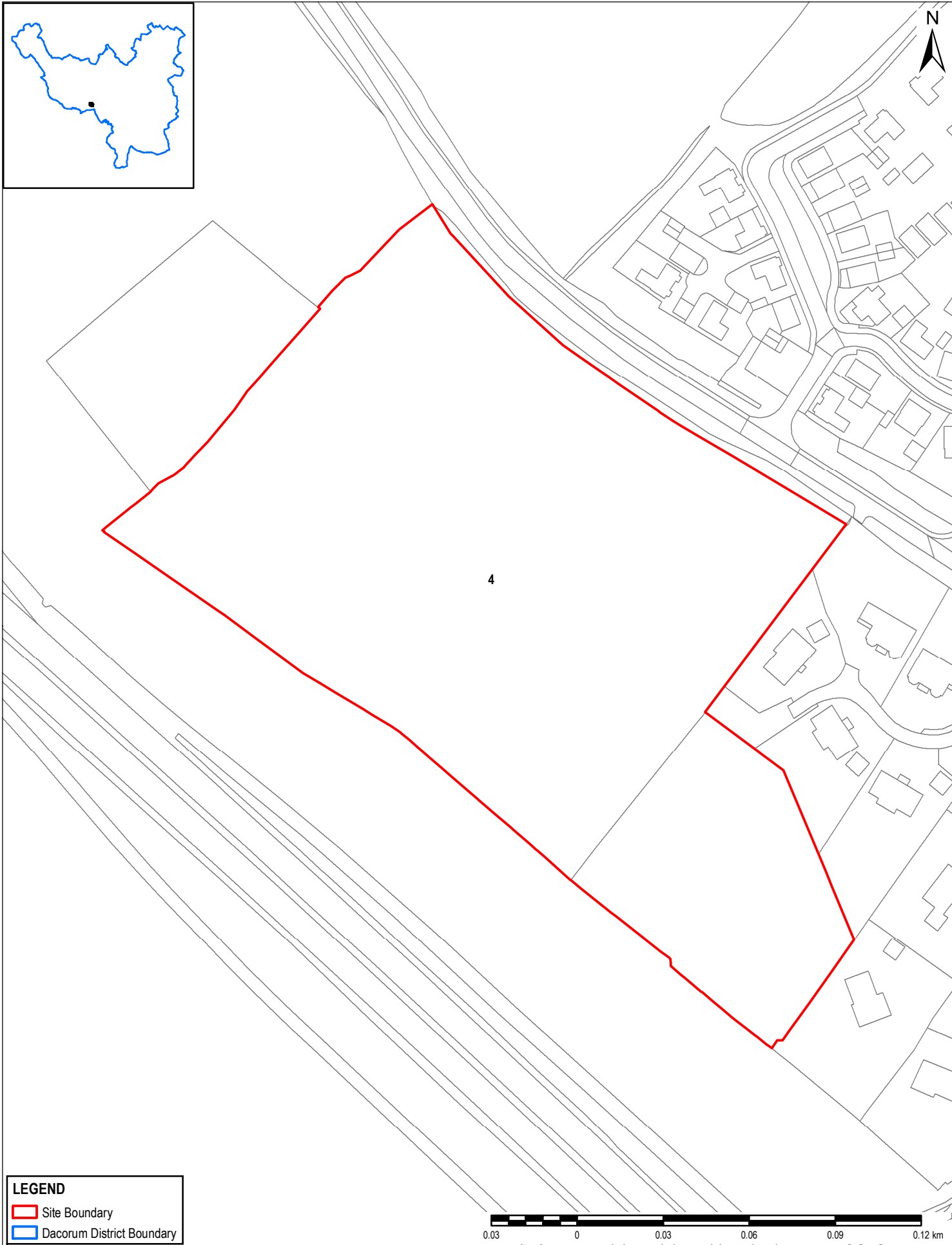
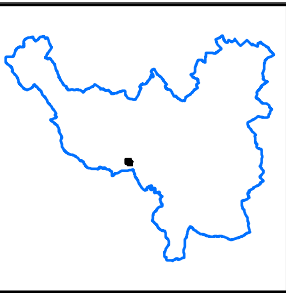
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Site Number: 4 **Site Name: Blegberry Gardens**

Settlement	Berkhamsted			
Gross Area (ha)	3.51			
Net Developable Area (ha)	2.81			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	A			
Gross Density (dph)	21			
Net Density (dph)	25			
Gross dwelling Capacity (dwellings)	74			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Shootersway); access to local facilities is reasonable. However, access to public transport is relatively poor.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	The Dacorum Green Belt Review found a boundary anomaly – it stated that specific boundary amendment should be considered but otherwise exclude from further consideration			
Geo-environmental conclusion	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, an historical inert landfill is located on-site encroaching onto the south-western corner of the site, which is considered to be a potential source of contamination.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	Although the site has no built heritage constraints, it lies within the area of archaeological significance of DAC_55 and within 200m of DAC_22 and DAC_28a and will therefore need to be further assessed through a programme of archaeological works.			
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features. The DLCA defines the site as a settlement and as such has not been described in terms of condition or strength of character. The site is located on land that slopes north to south, from Shootersway Road towards the A41. The site is bordered by mature trees particularly on its western boundary. The site has a strong relationship to residential land uses to the north and east, where it adjoins the settlement edge. Overall, the site is judged to perform well on this criterion as a result of the strong relationship with the residential settlement pattern, but is constrained by boundary vegetation.			


Site Number: 4 **Site Name: Blegberry Gardens**

Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area around the site attracts businesses with a very well-qualified workforce that holds high-level occupations. Workers tend to live fairly close by to their place of work and the site has a good access by car, however not by public transport. The Adopted Core Strategy for Dacorum identifies Berkhamsted as a "place with limited opportunity" for economic development, but the site has limited transport access.
Environmental designations	Adjacent to a Local Wildlife Site. Eastern portion of Site constrained by TPOs.
Spatial Opportunities and Constraints- local character and history	The Core Strategy (page 160) states that 'the green swathe between the town and the A41 will be maintained'. Development here would be in this 'green swathe' and therefore would not align with the Core Strategy.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries, helping to frame the wider Berkhamsted settlement.
Noise and pollution- bad neighbour uses?	Close to A41.
Overall site conclusion- comments	Site rates moderate on two Green Belt purposes and weak on one of them. It does suffer from potential significant ecological constraints. However, it performs adequately on other criteria, including AONB setting, and this is enough to tilt the balance towards concluding that the site is suitable for allocation.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints



LEGEND	
	Site Boundary
	Dacorum District Boundary



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FIGURE 4	1				
SITE 4		<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>			

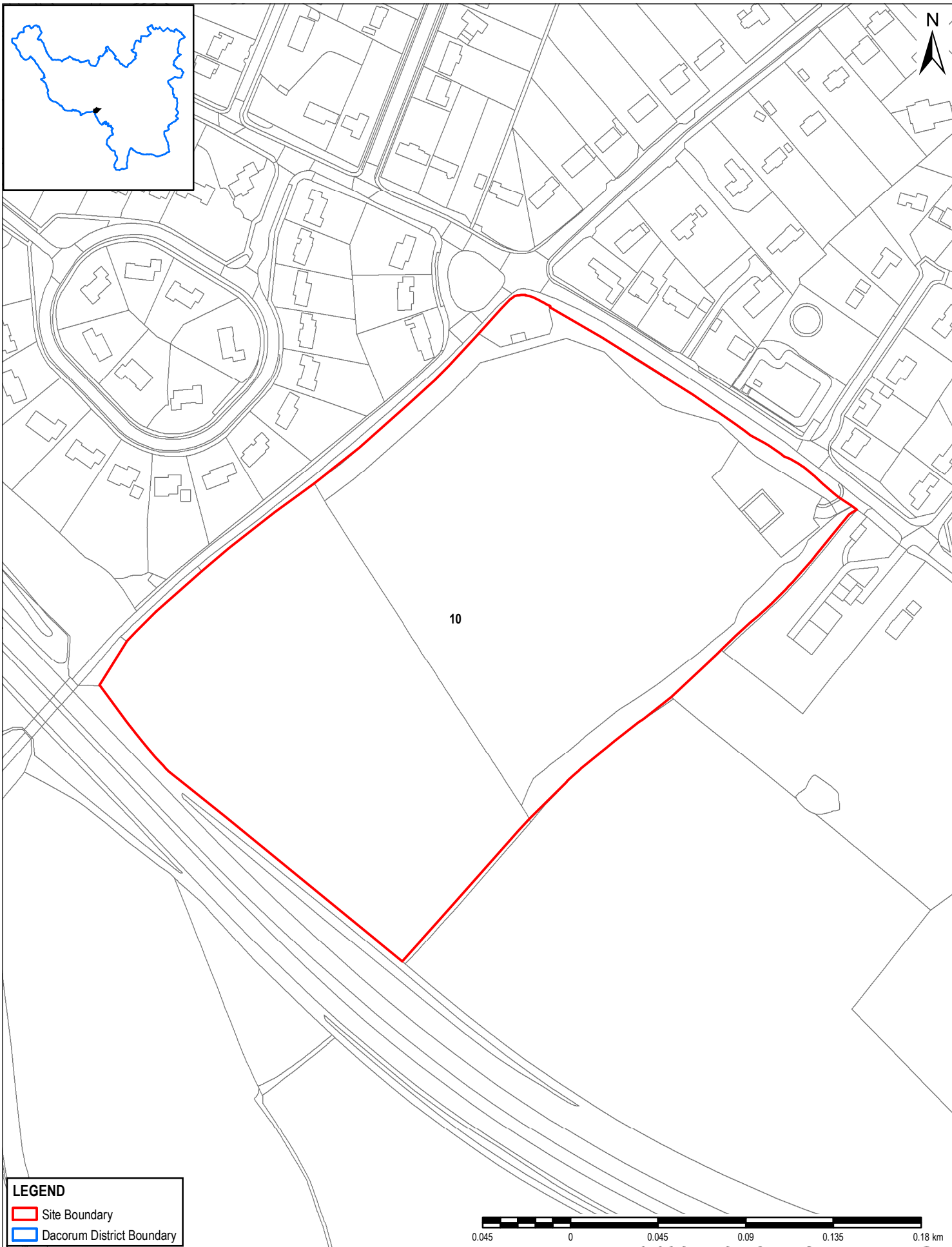
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Site Number: 10 **Site Name: Haslam Playing Fields**

Settlement	Berkhamsted			
Gross Area (ha)	6.56			
Net Developable Area (ha)	5.25			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	C			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	144			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Shootersway); access to public transport is limited and would benefit from expanded services. Note: the site is located adjacent to Local Allocation site Policy LA4: Hanburys, Shootersway, Berkhamsted (40 new homes) - Policy LA4, although this states that the internal road access should be designed to prevent future expansion of the development into adjoining land (e.g. into the adjoining Haslam Field).			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meet its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters a receptor to any potential ground contamination.			
Agricultural land quality grade	Urban and 3			
Existing use	Sports Fields and agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		X	X	
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes.			
Heritage assets	The nearest asset to the site is the Grade II listed Granary at Ernest Lindgreen House (NHLE 1078108). This is approx. 200m from the site and screened from it by the intervening buildings and vegetation. While the site does not lie within an area of archaeological significance, it is immediately adjacent to DAC_55.			
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 110 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is mostly flat but the landform falls away in the south-west corner; it is enclosed by vegetation to varying degrees on all sides. The north of the site is used as sports pitches, and the south of the site is used as pasture. There is built form around the west, north, and part of the east of the site. Overall, the site is judged to perform well on this criterion as a result of the current land use and relationship with built form.			

Site Number: 10 **Site Name: Haslam Playing Fields**

Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area around the site attracts businesses with very well-qualified labour that hold high-level occupations. Workers tend to live fairly close by to their place of work and the site has a good access by car, however not by public transport. The Adopted Core Strategy for Dacorum identifies Berkhamsted as a "place with limited opportunity" for economic development, but poor public transport a potential site-based constraint
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development on this site has the potential to be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	The site would maintain a strong sense of place and is a coherent extension of the existing Berkhamsted development with no risk of coalescence with other settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Clear and strong defensible boundaries with the A41, Denny's Lane and Shootersway. To the East the site has a softer defensible boundary created by hedgerows. Limited risk of coalescence.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Other than its location in the Green Belt (and the Green Belt Review suggests it could potentially be removed), the site is relatively unconstrained. However, playing fields should not be developed unless they come forward in line with NPPF paragraph 97, where suitable alternative sites have been identified. In this case, the landowner has already identified an alternative location (Haresfoot School Campus). As such, the site is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints



LEGEND	
▭	Site Boundary
▭	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 10

Client DACORUM BOROUGH COUNCIL		
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Drawing Number FIGURE 5		Rev 1

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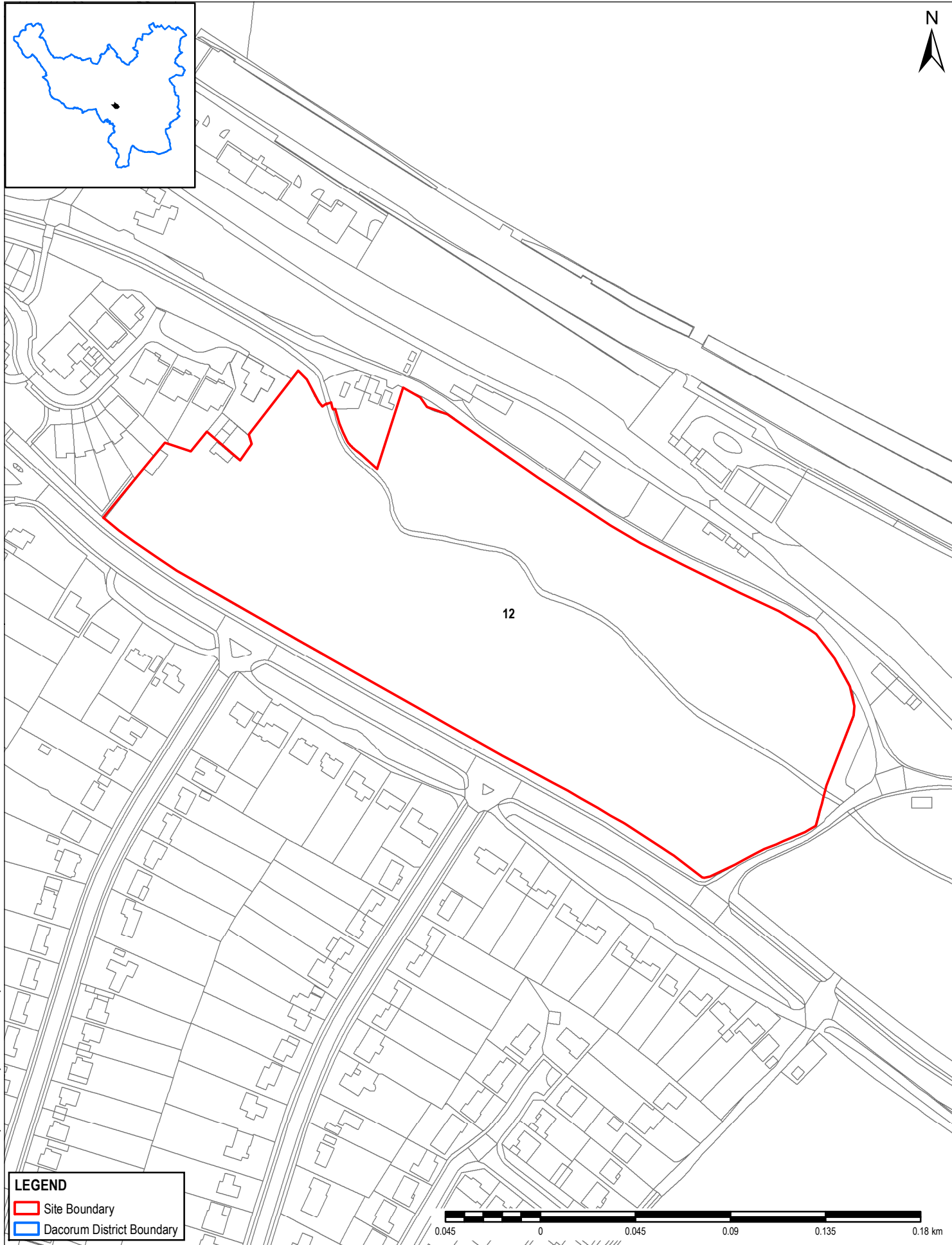
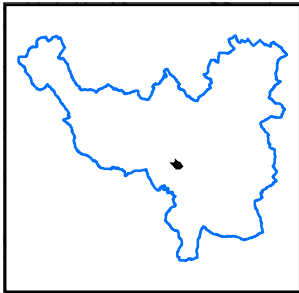
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Site Number: 12/12a Site Name: Land at Bank Mill

Settlement	Berkhamsted			
Gross Area (ha)	3.90 (site 12a reduced to 2.67)			
Net Developable Area (ha)	3.12 (site 12a: 2.13)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	A (applied to site 12a only)			
Gross Density (dph)	21			
Net Density (dph)	25			
Gross dwelling Capacity (dwellings)	56			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (London Road); good access to public transport and local facilities.			
Flooding conclusion	<p>The River Bulbourne passes from west to east through the centre of the site. A large part of the site intersects Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. A large part of the site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment.</p> <p>Given the constraints on this site, high density redevelopment is unlikely to be achievable. Any residential development on this site will require application of the NPPF Exception Test.</p>			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meet its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments. Furthermore, aerial imagery for the site indicates the presence of an unknown heap, dated 2006, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination.			
Agricultural land quality grade	Urban and 3			
Existing use	Green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests most suitable for 3 and 4+ bed homes.			


Site Number: 12/12a Site Name: Land at Bank Mill

Heritage assets	The site is located between Bank Mill Lane and the A4251 London Road. The site's northern boundary is within approx. 25m of the Grade II listed Lock Keeper's Cottage (NHLE 393427). The setting of the asset however is the canal to the north and development on the site, especially given the screening on the south side of Bank Mill Lane would not be detrimental to its significance. The entire site however is within the Berkhamsted Conservation Area and sensitive design would be necessary.
Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is flat and low-lying within the River Bulbourne Valley, and is located either side of the river and to the south of the Grand Union Canal. The site comprises pasture enclosed by mature trees, with mature trees also lining the river and forms part of the green corridor extending adjacent to the Grand Union Canal. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts on the setting of the AONB and the green corridor, the river and the vegetation within the site.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area where the site is located contains a good concentration of businesses, and these businesses tend to be in knowledge-intensive sectors with a very well-qualified labour force that occupy high-level occupations. The workplace data suggests workers live nearby to their place of work and travel very sustainably for the area as they can either walk to work or use public transport via the nearby Berkhamsted Train Station and bus services. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could help Berkhamsted be a focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale of development would slightly modify local character; however its location is sympathetic to the wider pattern of the settlement.
Spatial Opportunities and Constraints- coalescence risk	Development does not carry coalescence risk.
Spatial Opportunities and Constraints- defensible boundary potential	Clear and strong defensible boundaries with Bank Mill Lane and London Road.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Serious flood risk issues on part of the site, in conservation area, Green Belt and AONB setting, but not so constrained that it is unsuitable for allocation. It is recommended that the site boundary be amended to create a new site 12a with the area of most significant flood risk excluded. The allocation of 12a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138. On this basis, site 12a would be potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Site 12a is potentially suitable for allocation with minor constraints.

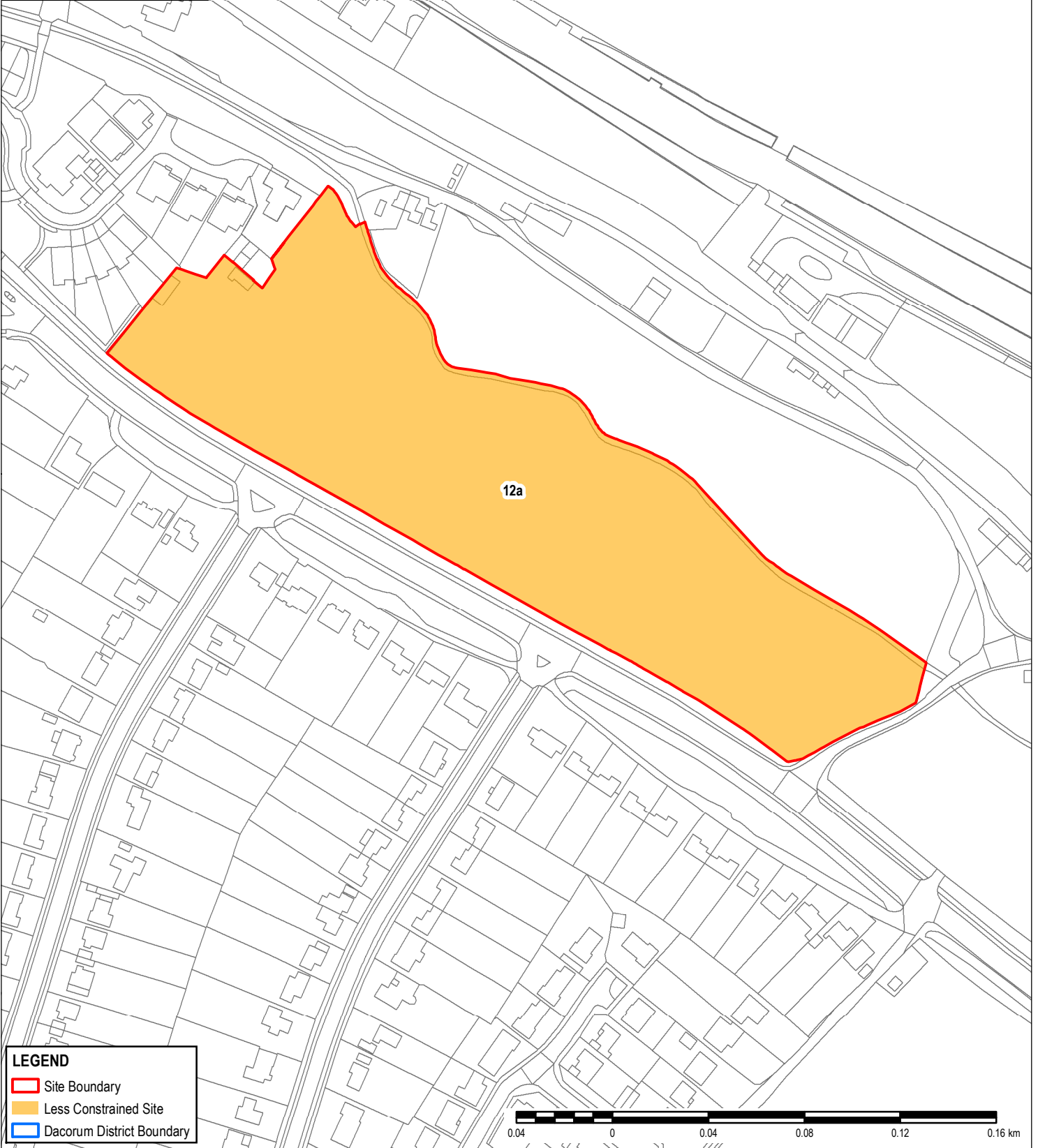
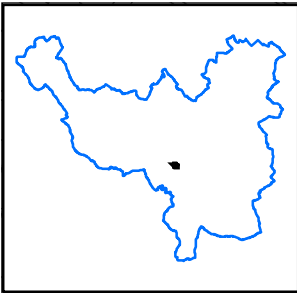


LEGEND	
	Site Boundary
	Dacorum District Boundary



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07/01/2020	1:2,300	DRAFT		
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FIGURE 6	1			
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LEGEND

- Site Boundary
- Less Constrained Site
- Dacorum District Boundary



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	Date 07/01/2020	Scale @ A4 1:2,200	Purpose of Issue DRAFT	
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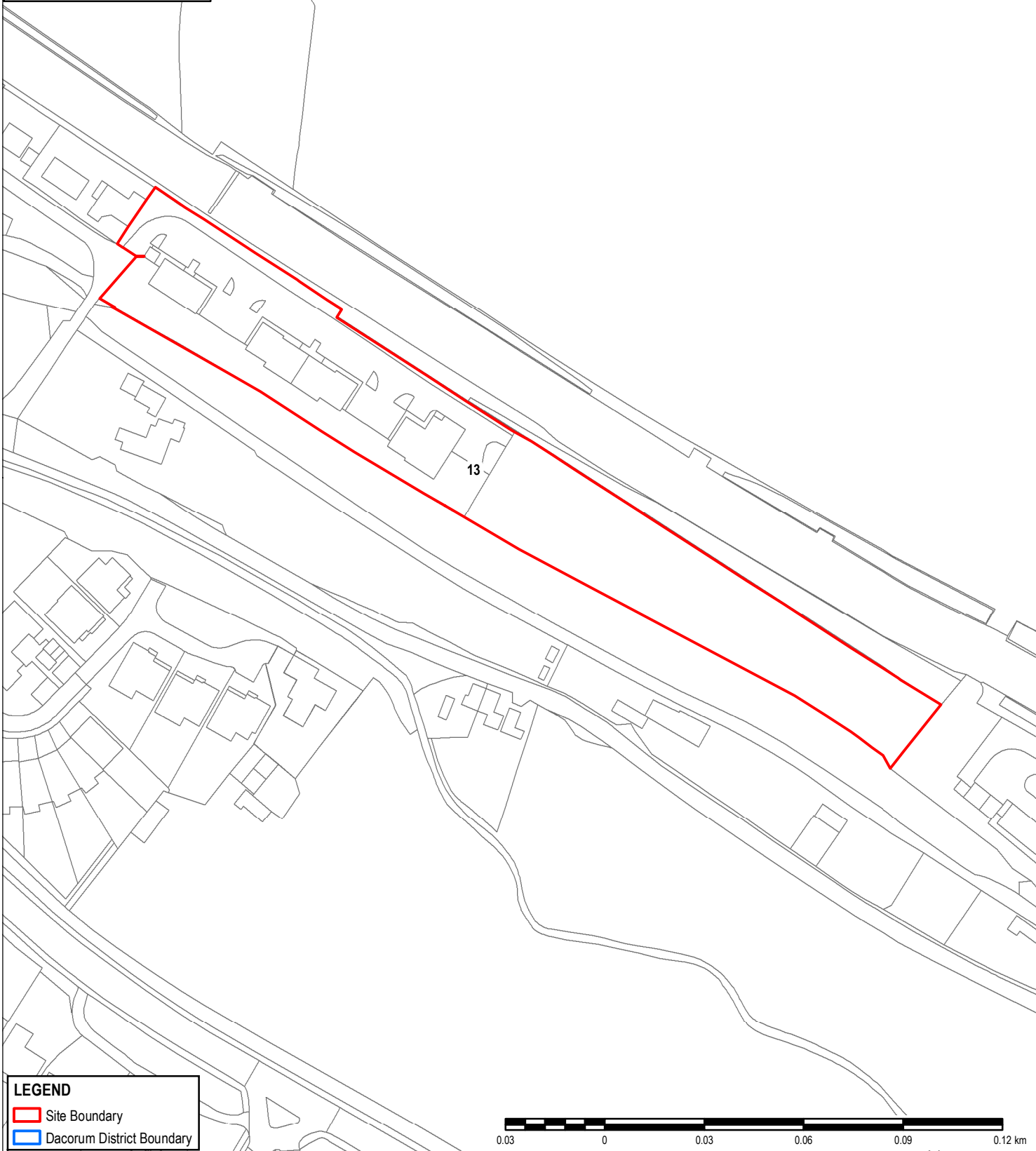
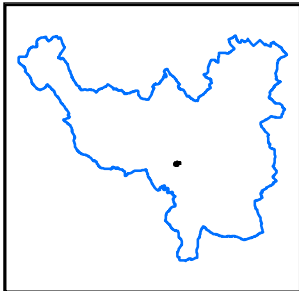
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Site Number: 13/13a Site Name: Land at Bank Mill Lane (Heron Place)

Settlement	Berkhamsted			
Gross Area (ha)	0.8 (site 13a reduced to 0.38)			
Net Developable Area (ha)	0.64 (site 13a: 0.3)			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	A (applied to site 13a only)			
Gross Density (dph)	21			
Net Density (dph)	25			
Gross dwelling Capacity (dwellings)	8			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Bank Mill Lane) via the adjoining Heron Place; public transport and local facilities are within a reasonable distance from the site. However, there are no existing pedestrian links to these facilities, including across the adjacent narrow canal bridge, and mitigation is considered not feasible.			
Flooding conclusion	The southern fringe of the site intersects Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment. Residential development on this site will require application of the NPPF Exception Test.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation and therefore consideration should be given to Controlled Waters. In addition, aerial imagery for the site indicates the presence of an unknown heap located within the south-east of the site, dated 2017, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination. Furthermore, rail infrastructure is located adjacent to the north of the site, considered to be a potential source of contamination with the potential to impact the site. Finally, Made Ground is expected on-site due to the historic development of the site.			
Agricultural land quality grade	3 and some Urban			
Existing use	Residential and green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x				
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Heron Place consists of apartment blocks, so it would be logical to continue development of apartments on the rest of the site.			

Site Number: 13/13a Site Name: Land at Bank Mill Lane (Heron Place)


Heritage assets	The site is formed by a strip of land facing the Grand Union Canal. Two Grade II assets are located opposite the site, the Old Cottage (NHLE 1342150) at the western end and Lock Keepers Cottage (NHLE 1393427) at the eastern end. Development on the site will impact on these but their setting is the canal which will remain unchanged so impact will not be substantial. The eastern end of the site is within the Berkhamsted Conservation Area so sensitive design would be necessary.
Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is a thin strip of land between the Grand Union Canal and the West Coast Main Line. There are buildings within the western part of the site, relating to the canal lock, with the remainder being grassland and occasional trees. The site forms part of the setting to the Canal and the green corridor of land adjacent to the settlement pattern. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts to the setting of the AONB and the Grand Union Canal.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area where the site is located contains a good concentration of businesses, and these businesses tend to have a very well-qualified labour force that holds high-level occupations. The workplace data suggests workers live nearby to their place of work and travel very sustainably for the area as they can either walk to work or use public transport via the nearby Berkhamsted Train Station and bus services. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could help Berkhamsted be a focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.
Environmental designations	Small area of TPOs on the part of the site with existing development on it
Spatial Opportunities and Constraints- local character and history	Development here would be sympathetic in scale and location to existing character of settlement.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Site is within the existing defensible boundaries of the canal and railway tracks.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line.
Overall site conclusion- comments	Serious flood risk issues on part of the site; constrained in terms of Green Belt, transport, AONB setting and partly in a conservation area, but not so constrained that it is unsuitable for allocation- thus considered potentially suitable for allocation with some major constraints. Given that some of the site has been developed already since the original boundaries were submitted, it is recommended that the site boundaries be amended to cover only the undeveloped part of the site, which for the purposes of this study is known as 12a.
Overall site conclusion- final rating	Site 12a is potentially suitable for allocation with major constraints

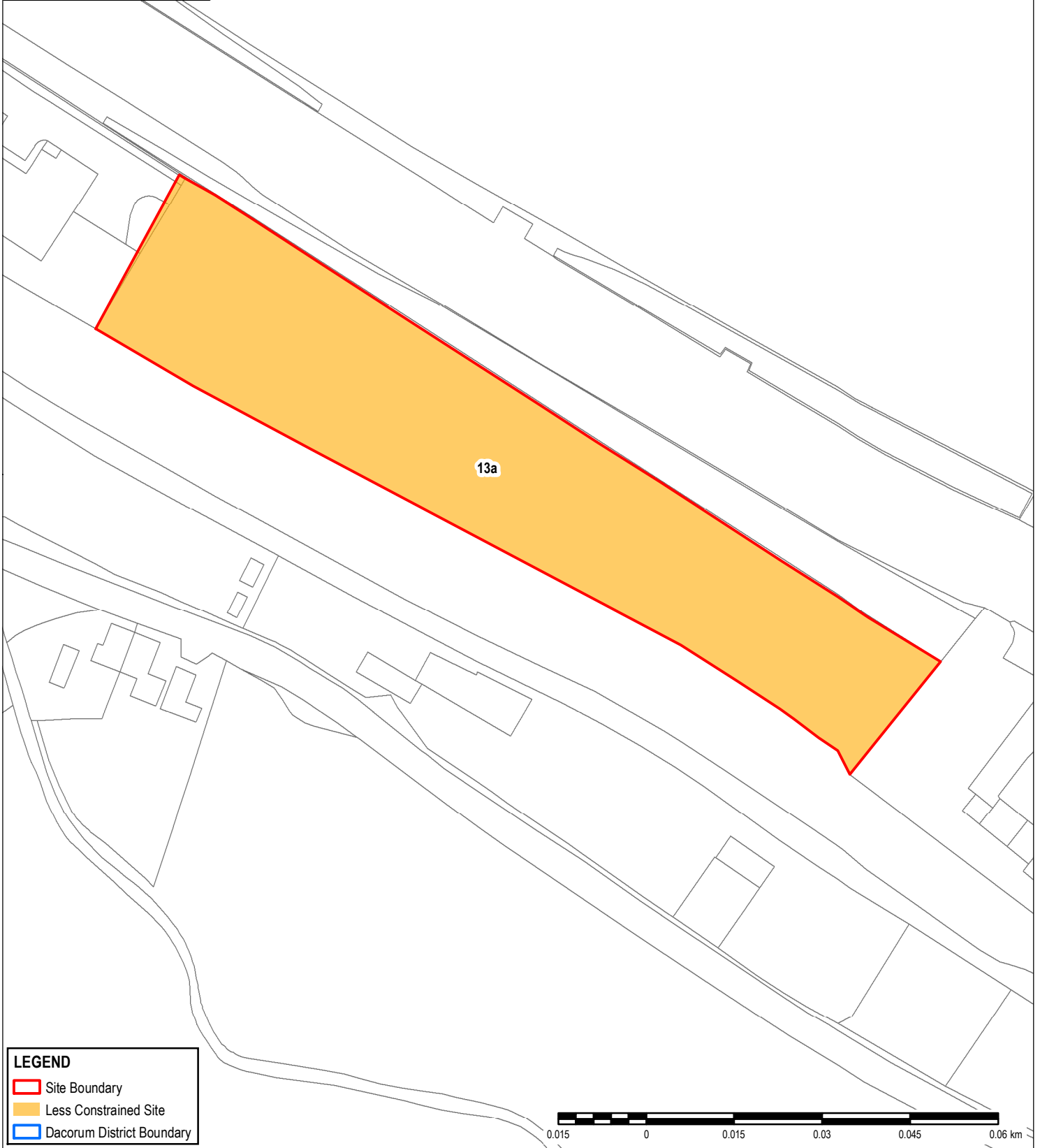
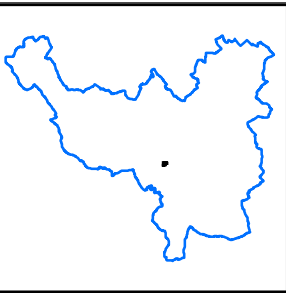


LEGEND	
	Site Boundary
	Dacorum District Boundary



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SITE 13		FIGURE 8		1



LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



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SITE 13A		FIGURE 14		1

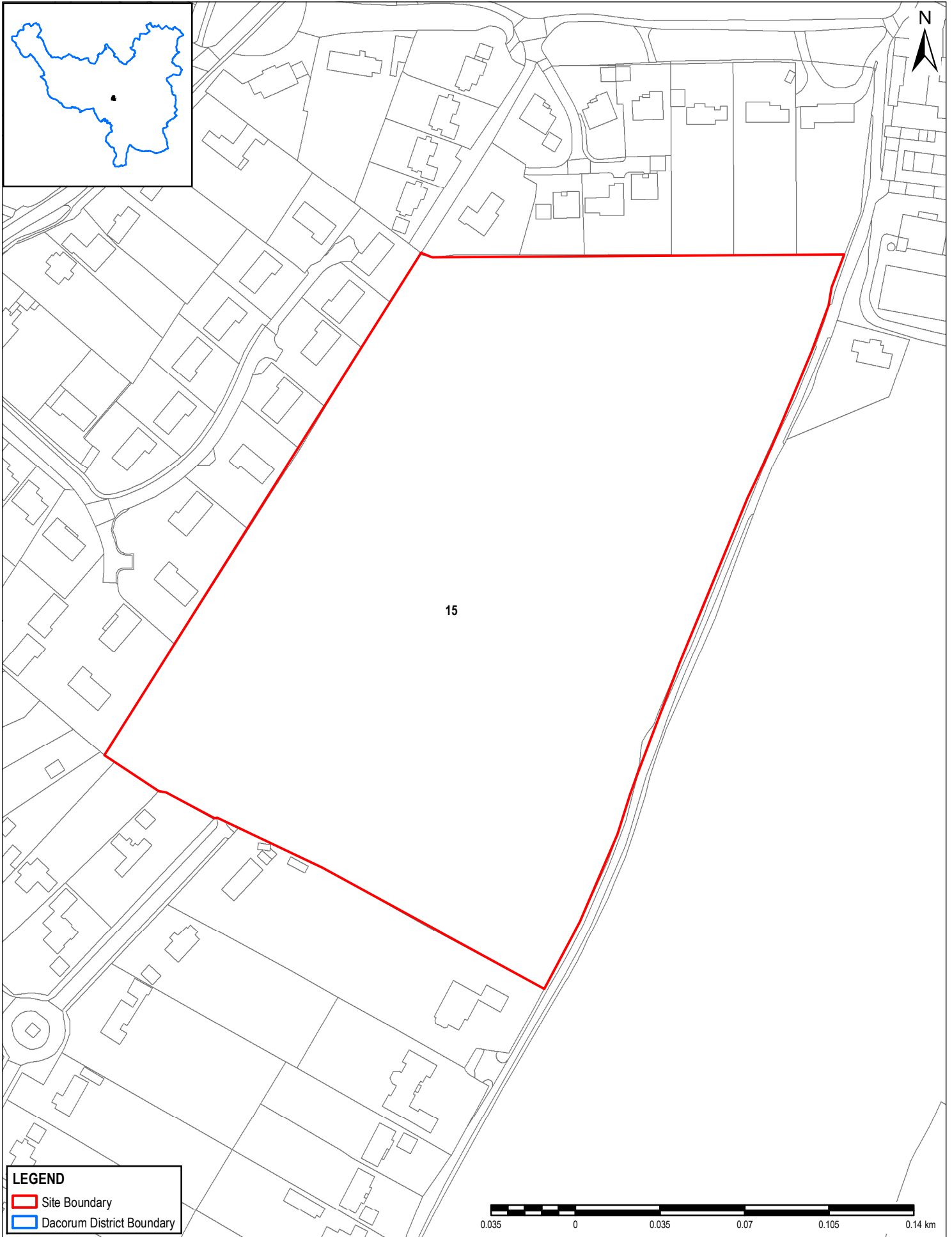
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Site Number: 15 **Site Name: Ivy House Lane**

Settlement	Berkhamsted			
Gross Area (ha)	5.24			
Net Developable Area (ha)	4.19			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	A			
Gross Density (dph)	21			
Net Density (dph)	25			
Gross dwelling Capacity (dwellings)	110			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network. However, Ivy House Lane is considered not suitable to serve residential development; there is no existing pedestrian access to local facilities or public transport, and mitigation is considered not feasible. Alternative access through adjoining housing area could be explored.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	Urban and small section 3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests most suitable for 3 and 4+ bed homes			
Heritage assets	This small, square site faces the Grade II listed Pheasantries Cottage and Attached Farm Buildings (NHLE 1101221) across Ivy House Lane. Development on the site would impact on the asset by changing its rural agricultural setting.			

Site Number: 15 **Site Name: Ivy House Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located across a small valley with sloping landform and comprises a single arable field. The site is inset within the residential settlement pattern to the north, west and south and by Ivy House Lane to the east. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the sloping valley landform and potential for impacts to the AONB. There are TPOs on the northern boundary of the site (shared with adjacent properties) and this is an important consideration for boundary treatment/mitigation.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area where the site is located contains a good concentration of businesses, and these businesses tend to be in knowledge-intensive sectors with a very well-qualified labour force that occupy high-level occupations. The workplace data suggests workers live nearby to their place of work and travel very sustainably for the area as they can either walk to work or use public transport via the nearby Berkhamsted Train Station and bus services. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could help Berkhamsted be a focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale of proposed development is in keeping with existing local character. The location complements the existing pattern of the settlement.
Spatial Opportunities and Constraints- coalescence risk	Contributes towards maintaining a strong sense of place, coherently growing the existing settlement with no risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	A strong defensible boundary would be created by the adjacent Ivy House Lane for both existing and proposed development.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Most serious constraints are that site is immediately adjacent to AONB and difficult in terms of pedestrian/vehicular access to the local network, but not so constrained that it is unsuitable for allocation- thus considered potentially suitable for allocation with some major constraints, including TPOs at northern edge of site. Site is in Green Belt.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 15

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:2,000	Purpose of Issue DRAFT
Drawing Number FIGURE 9		Rev 1

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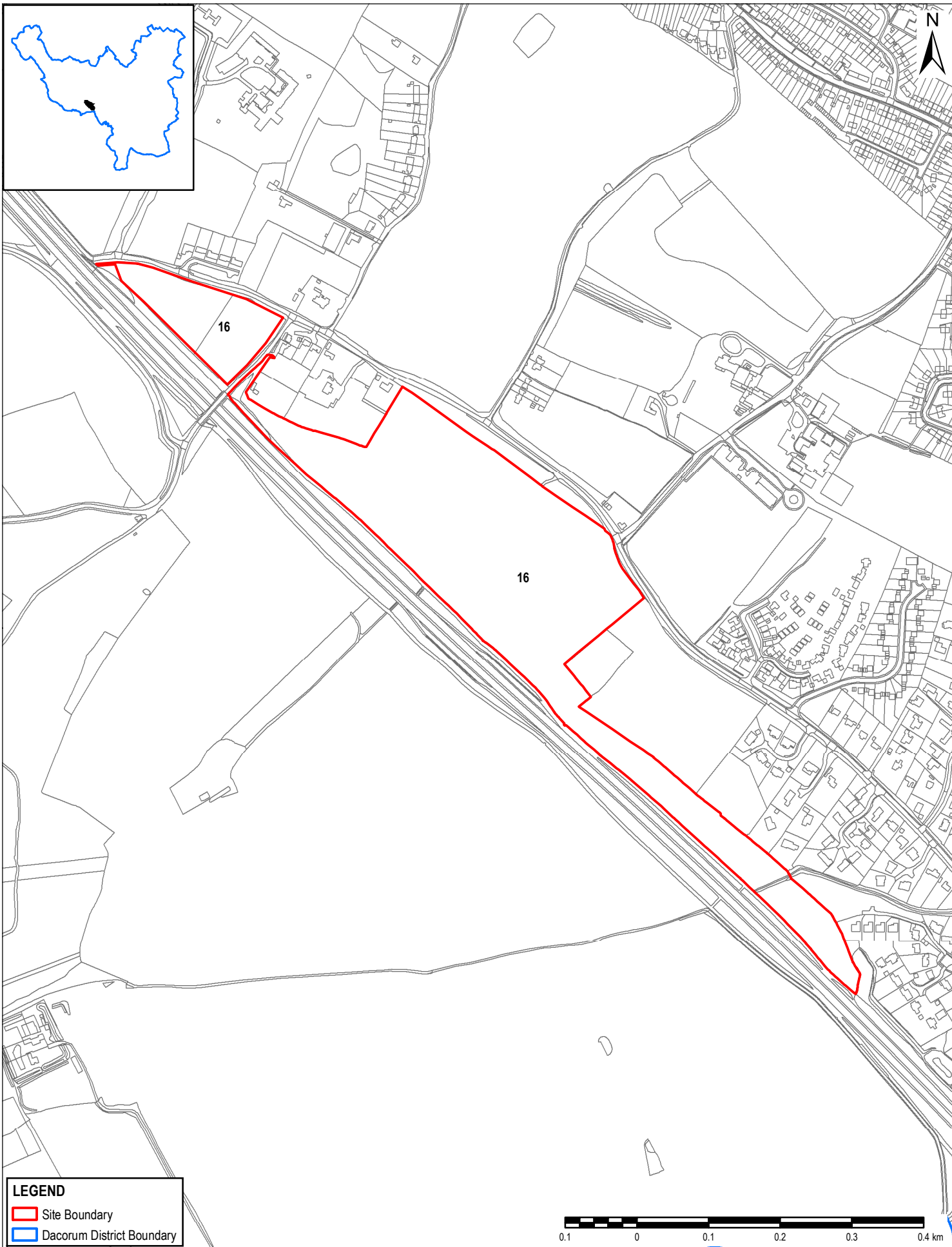
File Name: \\ukb06pips001\UKLON\66PFPSW001-V\DP\Library\GIS_DATA\Projects\Dacorum\6.3\Layout\200107_Dacorum_WebGIS_DDP_Portrait_IndividualSites.mxd

Site Number: 16 **Site Name: Land Between Shootersway and A41 bypass**

Settlement	Berkhamsted			
Gross Area (ha)	14.02			
Net Developable Area (ha)	11.21			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (at several points on Shootersway); access to public transport and local facilities is relatively poor.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters. In addition, a historic inert landfill is present on-site, considered to be a potential source of on-site contamination. Furthermore, Made Ground is expected on-site due to the historic development of the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	One listed building, the Grade II Old Cottage (Opposite Darrs Lane) (NHLE 1174908) is located close to the north west end of the site but is well screened in all directions. The other designated asset to the south, the Grade II listed Berkhamsted Lodge (NHLE 1174909) is completely screened by trees from the site. The site lies within the areas of archaeological significance of DAC_55 and DAC_56, and in close proximity to DAC_22 and DAC_28a1. Archaeological investigations are likely to be required in advance of development on this site.			

Site Number: 16 **Site Name: Land Between Shootersway and A41 bypass**

Landscape and Visual Impact	The north-west part of the site, to the north of Cock Grove, is within the Chilterns AONB, forming a small part of the overall site. The remainder of the site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 110 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site extends across a valley side, sloping north to south from Shootersway road to the A41. The site comprises areas of woodland, pasture and arable land. The south-east edge of the site extends between residential land uses and the A41, similar to the north-west part of the site, which extends around residential properties at the junction of Shootersway road and Cock Grove road. Overall, due to the extent of the site, it is judged to be potentially suitable with major constraints as a result of the potential for impacts to the AONB and its setting, and to the settlement pattern between Shootersway and Cock Grove road.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The surrounding area attracts businesses with a very well-qualified workforce that hold high-level occupations. However, workers typically have to travel far to work in this area and tend to do so using car rather than sustainable modes of transport. The Adopted Core Strategy identifies Berkhamsted as an "a place with limited opportunity" for development and this site does appear to have constraints such as lack of nearby housing and infrastructure.
Environmental designations	Adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Location would disrupt existing character for properties along Shootersway. The Core Strategy (page 160) states that 'the green swathe between the town and the A41 will be maintained'. Development here would be in this 'green swathe' and therefore would not align with the Core Strategy.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence as surrounding settlement are not villages but scattered properties.
Spatial Opportunities and Constraints- defensible boundary potential	Clear defensible boundaries framing the site by the A41.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Site makes an existing contribution to Green Belt purposes and performance on this criterion is not outweighed by any other factors. Site is also in the setting of and partially within the AONB. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 16

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:6,800	Purpose of Issue DRAFT
Drawing Number FIGURE 10		Rev 1

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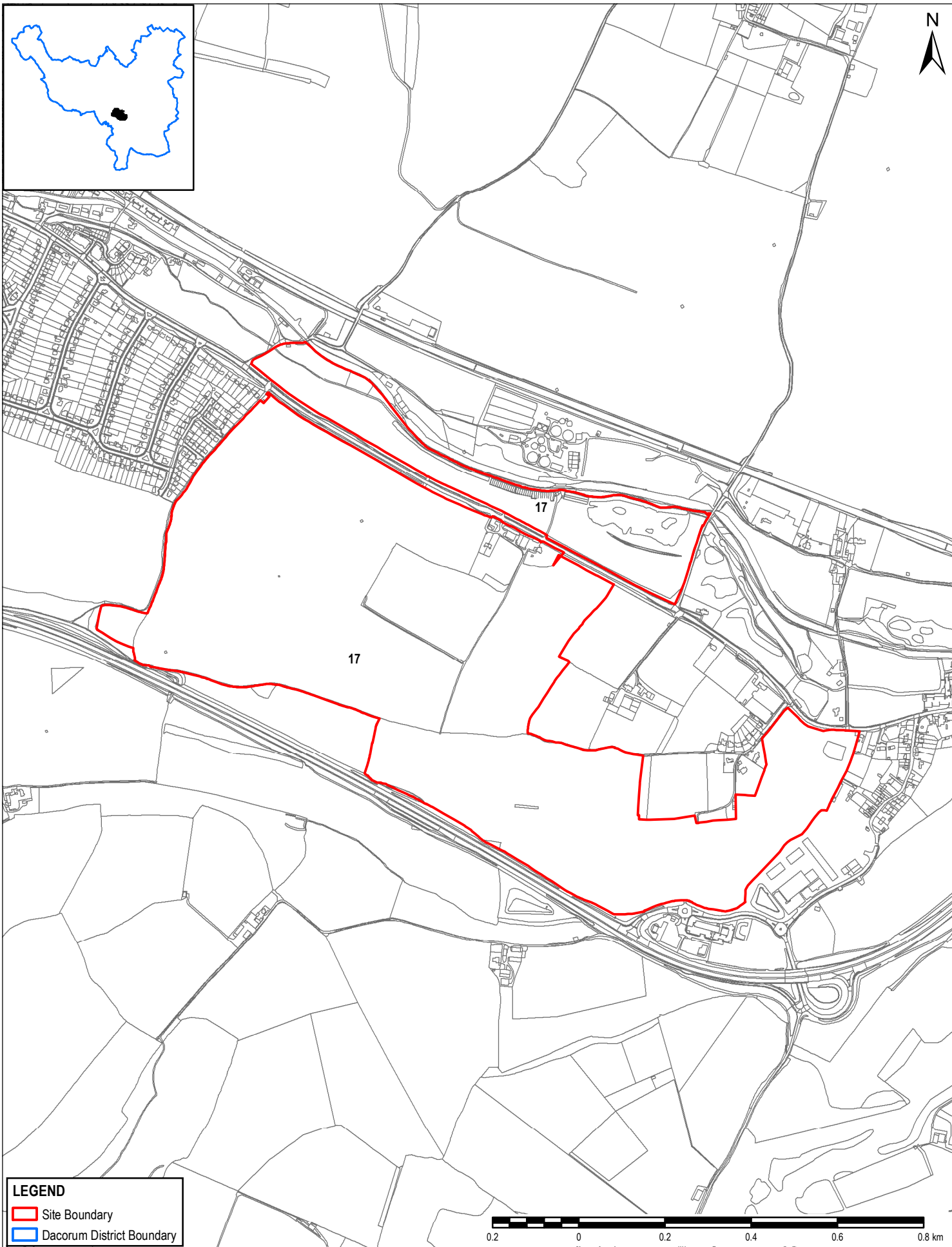
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Site Number: 17/17a Site Name: Land east of Berkhamsted

Settlement	Berkhamsted			
Gross Area (ha)	92.82 (site 17a reduced to 70.87)			
Net Developable Area (ha)	74.26 (site 17a: 56.69)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	17.5 dph (applied to site 17a only)			
Gross Density (dph)	17.5			
Net Density (dph)				
Gross dwelling Capacity (dwellings)	1,240			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from several points on the local road network; good access to public transport on London Road; some parts of the site would be less accessible due to distance from London Road, but the size of the site means this could be mitigated through provision of facilities within the site.			
Flooding conclusion	The River Bulbourne passes through the northern section of this site from west to east. The northern section of the site intersects Flood Zone 3. High Probability of fluvial flooding on the Environment Agency Flood Map for Planning, and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. The northern part of the site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment. The southern part of the site is shown to be at lower risk of flooding. Residential development on this site will require the Exception Test.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Part of the site in BK-A9 and D-S2b is part of a sub-area that would not compromise the ability of the wider Green Belt to meet its purposes. The rest is part of a sub-area that would compromise the ability of the wider Green Belt to meet its purposes -			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, Holywell Nodular Chalk Formation and New Pit Chalk Formation and the Chalk Rock Member, and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, a historical landfill and sewage works are located within 50 and 250m north of the site, which are considered to be potential sources of contamination.			
Agricultural land quality grade	3			
Existing use	Agriculture and water body			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x	x	X		
Conclusion on potential land use based on neighbouring uses	Mixed use			
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			

Site Number: 17/17a Site Name: Land east of Berkhamsted

Heritage assets	The eastern edge of the site is approx. 120m from the west end of the historic core of Bourne End village with listed buildings either side of the A4251 London Road. The site is screened from the area by development on the west side of Bourne End Lane but development on the northern boundary of the site where it interfaces with the A4251 will have an effect on setting by changing the approach to the village from the west. Development on that part of the site to the west of Little Heath Lane north of the A4251 has potential to impact on the Grade II listed Church of St John the Evangelist (Church of England) (NHLE 1249625). The central portion of the site lies within the area of archaeological significance of DAC_53, and as such an archaeological evaluation may be required in advance of development.
Landscape and Visual Impact	The site is not within the Chilterns AONB but due to the proximity of the northern part of the site, it may impact the setting of the Chilterns AONB. The majority of the site is within LCA 118 of the DLCA, with the southern part in LCA 108. For LCA 118 and LCA 108, the condition is described as moderate and the strength of character is described as moderate. The site is located across two valley sides and a ridge line as it forms the eastern end of a spur of elevated land extending to the south-east of Berkhamsted. The site predominantly comprises arable fields interspersed by hedgerows and intermittent trees. The site is located between the eastern extent of Berkhamsted, the A41 and Bourne End, which is a smaller scale ribbon settlement. The northern part of the site extends to the Grand Union Canal and forms part of green corridor adjacent to the canal. The central part of the site is crossed by overhead power lines. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts on the setting of the AONB, the valley and ridgeline landform, and potential for coalescence between Berkhamsted and Bourne End.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area where the site is located contains a good concentration of businesses, and these businesses tend to be in knowledge-intensive sectors with a very well-qualified labour force that occupy high-level occupations. The workplace data suggests workers live nearby to their place of work and travel sustainably for the area as they can use public transport via the bus services. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could help Berkhamsted be a focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.
Environmental designations	Very small portion of the site in the west overlaps a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Scale of development would not be particularly sympathetic to local character and history, in particular the eastern 'arm' of the site with open countryside on two sites and Bourne End on the other. The site would potentially cause one settlement to appear to merge with another.
Spatial Opportunities and Constraints- coalescence risk	Significant risk of coalescence between Berkhamsted and Bourne End.
Spatial Opportunities and Constraints- defensible boundary potential	Clear and strong defensible boundaries for the southern portion of the site from the A41 and London Road. The northern portion of the site would also have strong defensible boundaries from the canal.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Site performs poorly in terms of coalescence risk. Site is also highly constrained in terms of Green Belt, flood risk, AONB setting, heritage and geo-environmental. However, if the site boundary were amended to exclude the eastern 'arm' of the site extending to Bourne End, to create a new site known as 17a for the purposes of this study, then it would perform much better on the spatial opportunities and constraints criterion and be potentially suitable for allocation with major constraints. The allocation of 17a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138.
Overall site conclusion- final rating	Site 17a only potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 17

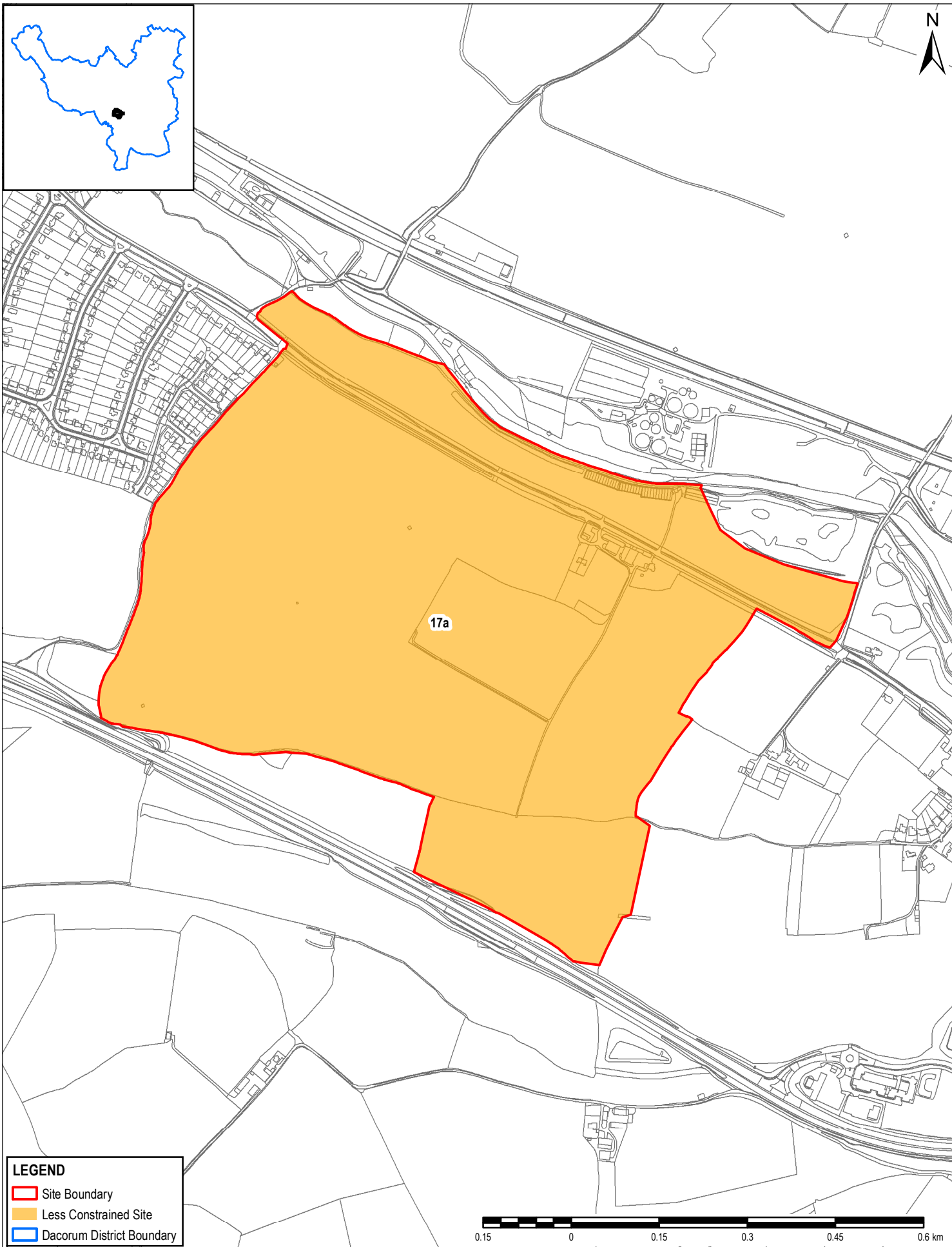
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LEGEND	
	Site Boundary
	Less Constrained Site
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 17A

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:8,300	Purpose of Issue DRAFT
Drawing Number FIGURE 12		Rev 1

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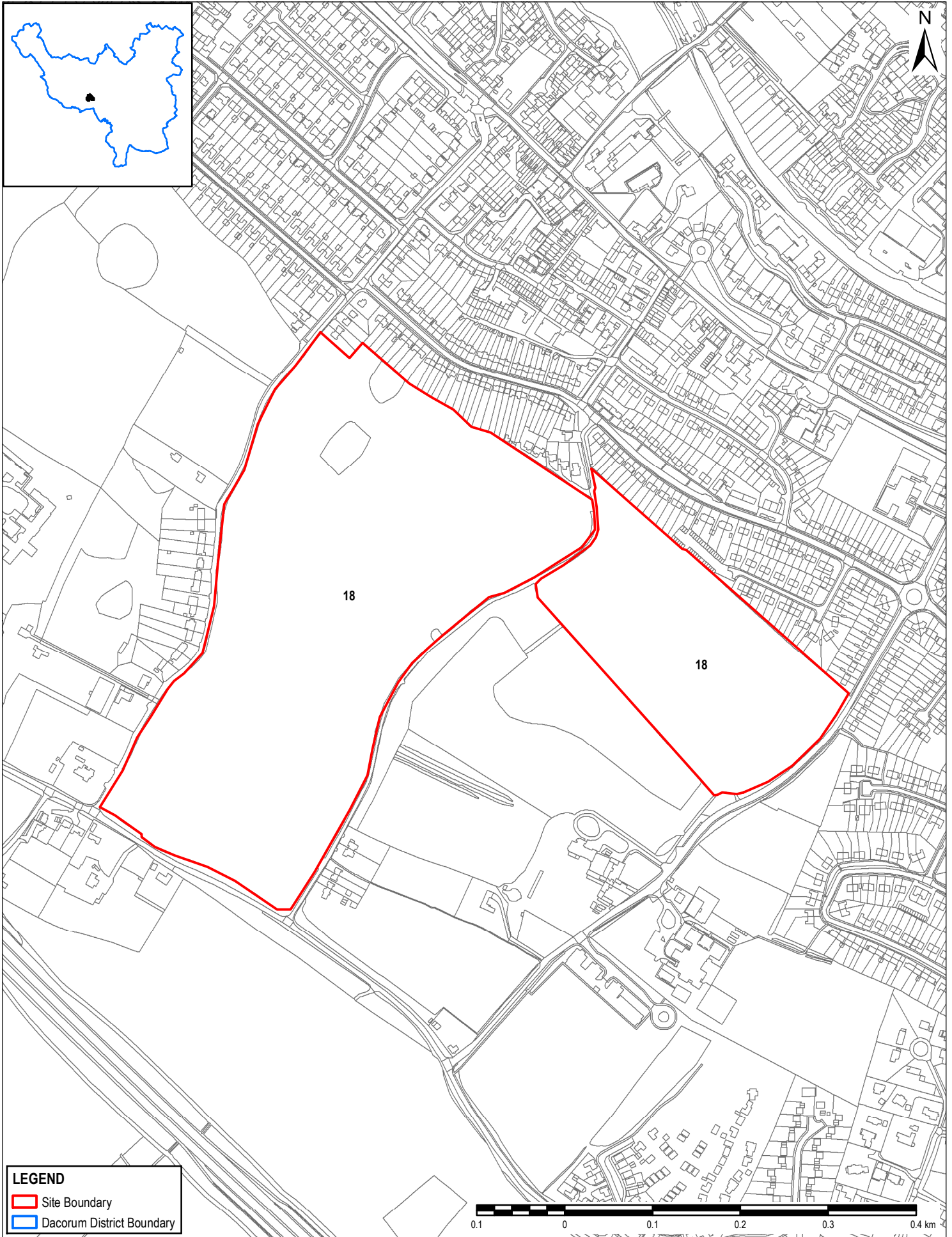
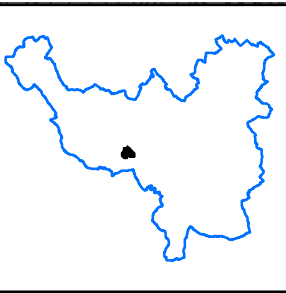
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Site Number: 18 **Site Name: Land east of Darrs Lane**

Settlement	Berkhamsted			
Gross Area (ha)	22.73			
Net Developable Area (ha)	18.19			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	17.5 dph			
Gross Density (dph)	17.5			
Net Density (dph)				
Gross dwelling Capacity (dwellings)	398			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Darr's Lane and Durrants Lane - Bell Lane is considered not suitable for vehicle access); reasonable access to local facilities and public transport.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, Holywell Nodular Chalk Formation and New Pit Chalk Formation and the Chalk Rock Member, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, a historical landfill is located adjacent to the south of the site with further historical landfills located within 50 and 250m west of the site, which are considered to be potential sources of contamination with the potential to impact the site.			
Agricultural land quality grade	Urban and 3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale of site is large enough to support full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			
Heritage assets	The site abuts Shootersway with the Grade II listed Old Cottage (opposite Darrs Lane) (NHLE 1174908) to the south. The asset is however screened by a tall hedge to the north side of the road. A scheduled section of Grim's Ditch is located to the east of the site and the route of the ditch runs through the site and should be respected and/or mitigated in any scheme. The site is approx. 150m from the Northchurch Conservation Area but screened from it by development. It also lies partially within the area of archaeological significance of DAC_22 and in close proximity to DAC_28a1. The site is within 100 of two areas of archaeological significance, DAC_5 and DAC_13. Archaeological investigations will likely be required to further evaluate the site.			

Site Number: 18 **Site Name: Land east of Darrs Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The north of the site is within LCA 117 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The south of the site is within LCA 110 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site has a steeply sloping landform to the north and an elevated plateau to the south, forming part of the Woodcock Hill ridgeline. It comprises arable fields with intermittent trees and small copses. The site is bordered by vegetation and a clearly defined settlement edge to the north with more intermittent ribbon development bordering the southern part of the site. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts to the setting of the AONB, the steeply sloping landform across the northern part of the site and the elevated plateau in the southern part of the site.
Regeneration potential- indices of Multiple Deprivation score	10-50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10-50% least deprived
Economic development potential	The surrounding area attracts businesses with a very well-qualified workforce that hold high-level occupations. However, workers typically have to travel far to work in this area and tend to do so using car rather than sustainable modes of transport. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for development and this site does appear to have constraints such as slight lack of nearby housing and infrastructure.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location of the site is sympathetic to the nucleated/linear character of Berkhamsted. The site is of a fairly large size so may change the character of the area.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence as surrounding settlements are not villages but scattered properties.
Spatial Opportunities and Constraints- defensible boundary potential	The site sits immediately adjacent to the existing defensible boundaries of Berkhamsted.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site has significant constraints in terms of Green Belt, heritage and landscape, including but not limited to AONB setting. However, no single constraint is severe enough to render the site unsuitable, and as such the site is considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary



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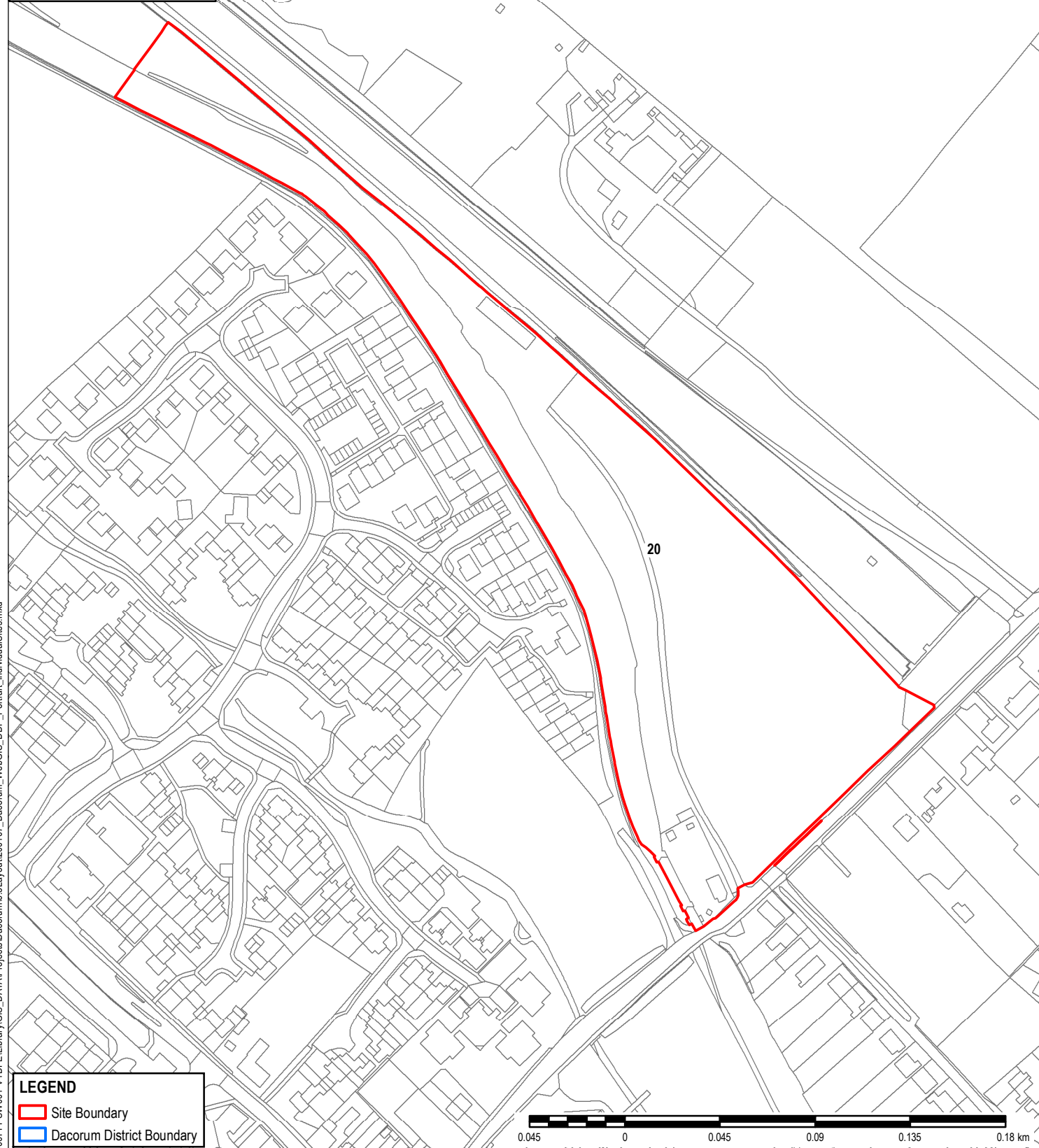
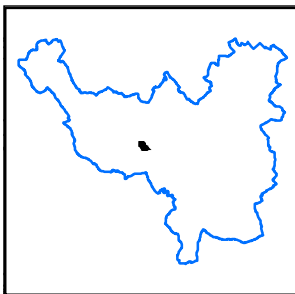
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Site Number: 20 **Site Name: Lock Field, New Road, Northchurch**

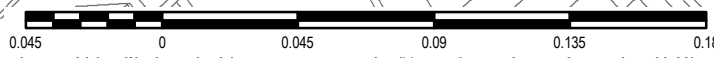
Settlement	Berkhamsted			
Gross Area (ha)	3.22			
Net Developable Area (ha)	2.58			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	F			
Gross Density (dph)	25			
Net Density (dph)	33.5			
Gross dwelling Capacity (dwellings)	81			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (New Road); good access to public transport and local facilities. Generally poor pedestrian access given narrow width of pavements to site.			
Flooding conclusion	The south western edge of the site intersects Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning associated with the Grand Union Canal, and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. The site is shown to be at residual risk of reservoir flooding. This should be investigated further as part of a site specific Flood Risk Assessment. Residential development on this site will require application of the NPPF Exception Test.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, rail infrastructure is located adjacent to the north of the site with an historical landfill located within 50 and 250m east of the site, which are considered to be potential sources of contamination with the potential to impact the site. Furthermore, Made Ground is expected on-site due to the historical development of the site.			
Agricultural land quality grade	3			
Existing use	Green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x	X			
Conclusion on potential land use based on neighbouring uses	Mixed use			
Potential for mix of housing types- conclusion	Scale of site is large enough to support a full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people.			
Heritage assets	The site is located adjacent to the Grand Union Canal. The Dudswell Conservation Area is approx. 600m to the north west but will not be affected. The Northchurch Conservation Area is approx. 100m to the south of the site but is separated from it by the land between the canal and the River Bulbourne and will not be affected. The site is adjacent to an area of archaeological significance, DAC_21. Investigations may be required in advance of development.			

Site Number: 20 **Site Name: Lock Field, New Road, Northchurch**


Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The site is within LCA 117 of the DLCA. The condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is flat low-lying land with some tracts of vegetation including adjacent to the Grand Union Canal; it has a strong relationship with the settlement pattern and is located between the Grand Union Canal and West Coast Main Line. Overall the site is judged to be potentially suitable with major constraints as a result of the potential impacts to the setting of the AONB and vegetation adjacent to the Canal.
Regeneration potential- indices of Multiple Deprivation score	20% and 10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% and 10% least deprived
Economic development potential	The surrounding area attracts businesses with a very well-qualified workforce that hold high-level occupations. However, workers typically have to travel far to work in this area and tend to do so using car rather than sustainable modes of transport. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for development and this site does appear to have some constraints such as slight lack of nearby housing and infrastructure.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale of development would be sympathetic to local character. However the development would be disconnected from the settlement on the opposite side of the canal.
Spatial Opportunities and Constraints- coalescence risk	Development would maintain strong sense of place, consolidating existing development north-east of the A4251 and would not risk coalescence with other settlements.
Spatial Opportunities and Constraints- defensible boundary potential	The site would be beyond the current defensible boundary (canal) but the railway line on the northern boundary would act as a new defensible boundary.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line.
Overall site conclusion- comments	Site suffers from serious flood risk issues, is in Green Belt and in AONB setting, but performs reasonably well on other criteria and is not so constrained that it is considered unsuitable for allocation. Thus the site is considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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SITE 20		FIGURE 14		1

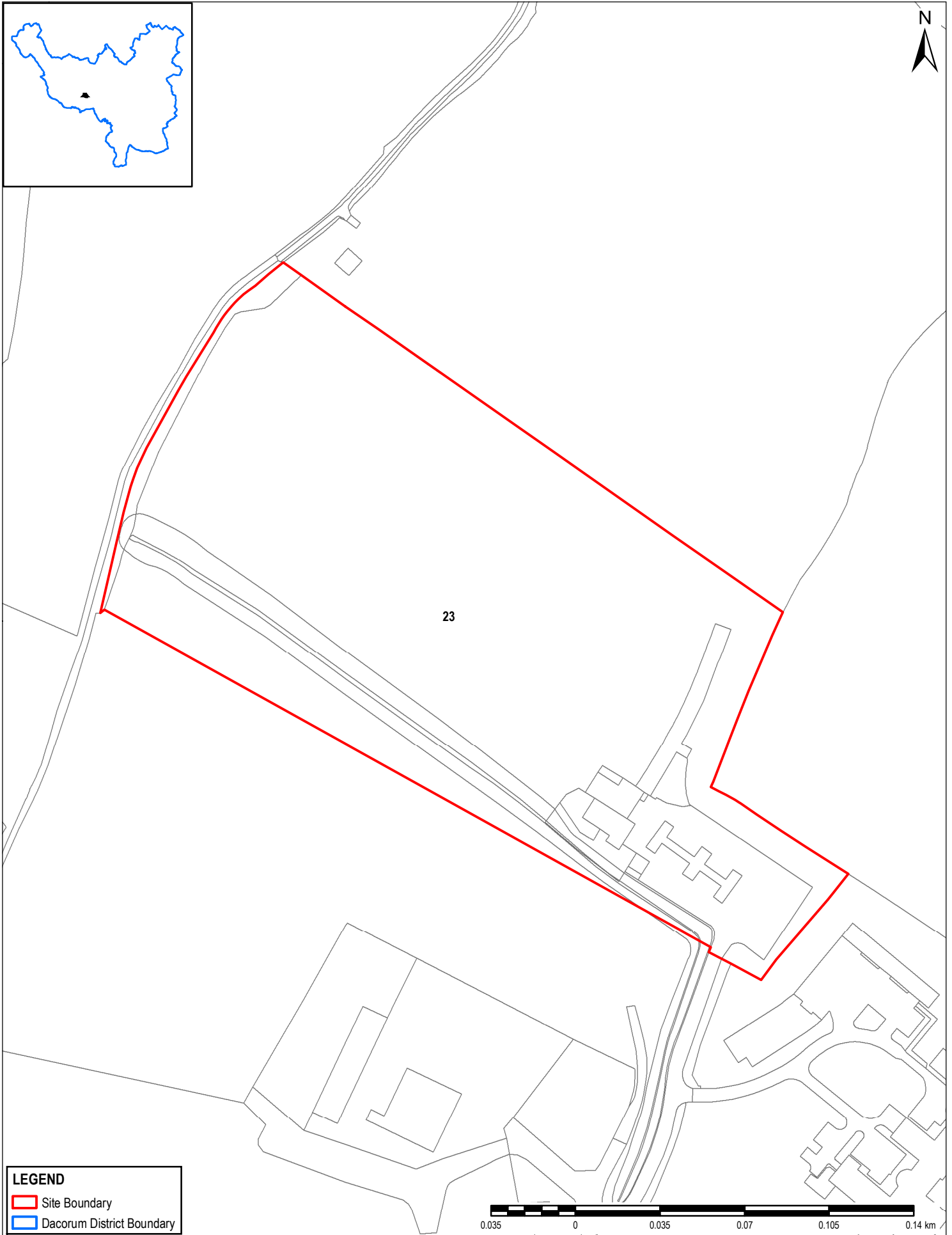
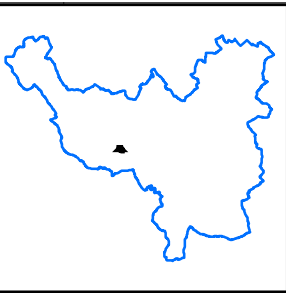
Site Number: 23 **Site Name: Berkhamsted Golf Range, The Brickworks**



Settlement	Berkhamsted			
Gross Area (ha)	4.30			
Net Developable Area (ha)	3.44			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential ¹			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Spring Garden Lane); however, the road is narrow with several passing bays provided; there is no existing pedestrian access to the site and mitigation is considered not feasible; poor access to public transport.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, an historic inert landfill is located on site and adjacent to the south-west, considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Recreational (golf range)- use class D2 (Assembly and Leisure). One building in use as a Montessori nursery and pre-school (use class D1, Non-Residential Institution).			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
		x		X
Conclusion on potential land use based on neighbouring uses	Employment/Leisure			
Potential for mix of housing types- conclusion	n/a			
Heritage assets	The closest built heritage asset, the Grade II listed House and Attached Implement Shed at Shootersway Farm is approx. 420m south-west of the asset and separated from it by woodland to the west of the site and the A41 to the west of that. The assets is well screened from the site and will not be affected by development on it. The site is adjacent to DAC_22 and approximately 150m north of DAC_56, two areas of archaeological significance. As such, archaeological evaluation of the site may be required in advance of development.			

¹ Although the site owners are promoting it for residential use, this is a small employment site isolated within the Green Belt away from the settlement boundary, and moreover has very limited (if any) building footprints. As such, national and local Green Belt policy as well as national and local policy on resisting the development of isolated houses in the open countryside combine to suggest that it would not be considered suitable for residential use. It has therefore been assessed for employment use, because such redevelopment has a greater prospect of being considered suitable in planning terms.


Site Number: 23 Site Name: Berkhamsted Golf Range, The Brickworks

Landscape and Visual Impact	<p>The site is within the Chilterns AONB. The site is within LCA 117 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site comprises a golf driving range, with associated amenity grass and buildings and some hardstanding for parking. The site is enclosed by trees and is located on the top of a hillside to the south of the River Bulbourne valley. Ribbon development of Berkhamsted extends along the base of the valley, separated from the site by arable fields. Overall, the site is judged to be highly constrained as a result of the potential for impacts on the AONB, visibility impact because of hilltop location, mature trees around the site, and its isolated position in relation to the settlement pattern.</p>
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	<p>The surrounding area attracts businesses with a very well-qualified workforce that hold high-level occupations. However, workers typically have to travel far to work in this area and tend to do so using car rather than sustainable modes of transport. The Adopted Core Strategy identifies Berkhamsted as "a place with limited opportunity" for development and this site does appear to have some constraints such as lack of nearby housing and infrastructure, causing workers to have to commute mostly by car. While site is in active economic use, it is not an employment site per se (i.e. not a B class use for planning purposes).</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	<p>The Core Strategy (page 160) states that 'the green swathe between the town and the A41 will be maintained'. Development here would be in this 'green swathe' and therefore would not align with the Core Strategy.</p>
Spatial Opportunities and Constraints- coalescence risk	<p>Development here would not cause a coalescence risk but would nevertheless comprise isolated homes in the open countryside.</p>
Spatial Opportunities and Constraints- defensible boundary potential	Hedgerows form defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Site is in hilltop location within the AONB and also performs very poorly in Green Belt terms. Isolated from existing settlement, and while currently in use class D2, which generates some employment, in practice it is suitable for a very limited range of employment uses, potentially only its existing use, because the open grass range is intrinsic to the main use of the site and it would not be appropriate to compromise the site's openness any further. As such, it is considered unsuitable for residential or employment allocation.</p>
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



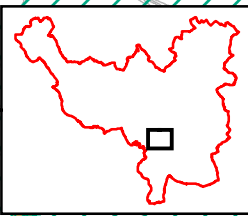
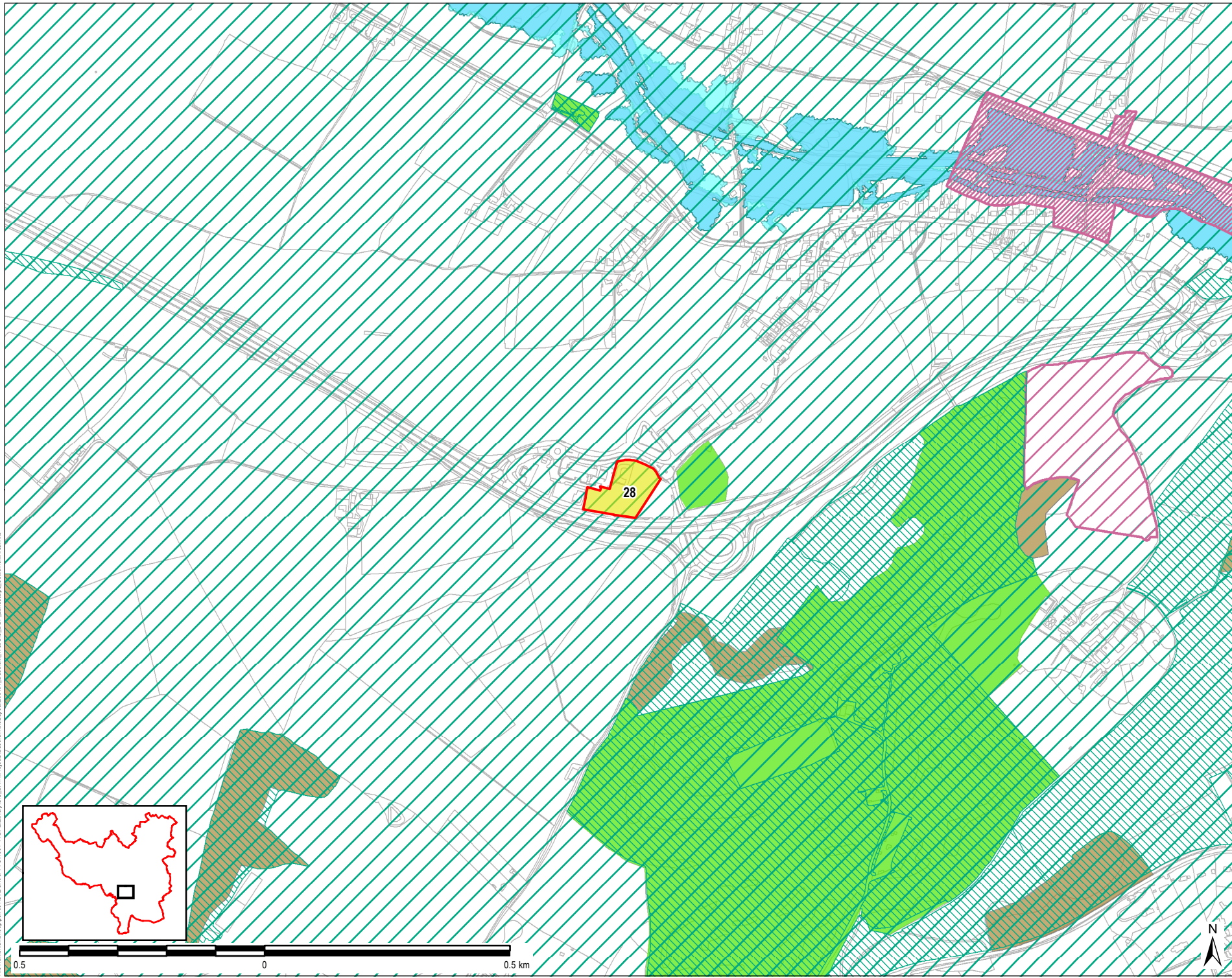
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SITE 23			FIGURE 15	1
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2.2 Bourne End sites

LEGEND

- Site Boundary
- Sites with Minor Constraints
- Dacorum District Boundary
- Conservation
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- Flood Zone 2
- Flood Zone 3



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Project Title
**DACORUM SITE ASSESSMENT
 STUDY**

Drawing Title
**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 BOURNE END**

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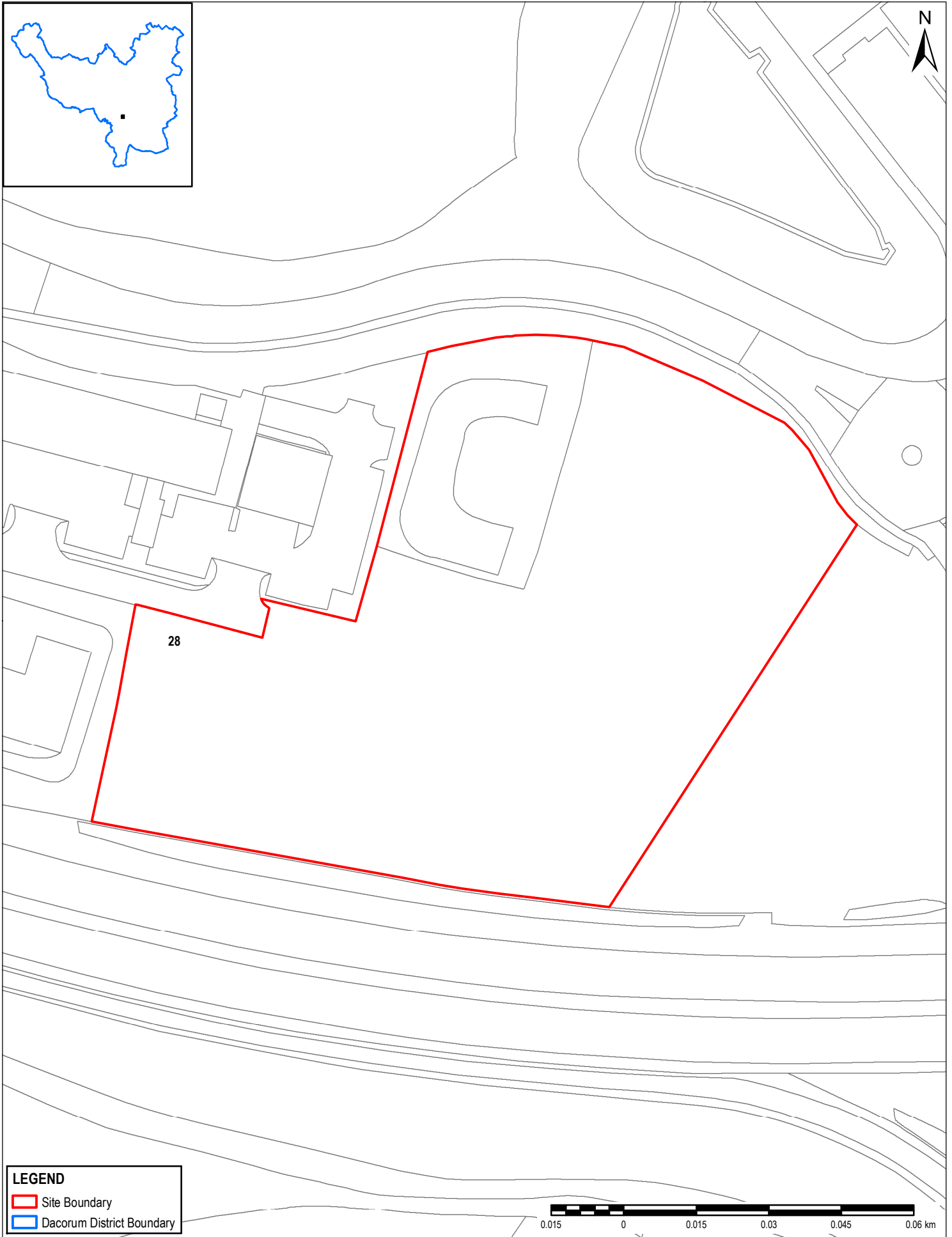
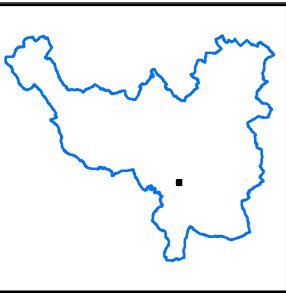
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Site Number: 28 **Site Name: Land adjacent to A41 Service Area, Stoney Lane**

Settlement	Bourne End			
Gross Area (ha)	1.12			
Net Developable Area (ha)	0.90			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Employment			
Design Case Study	B			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	6,000			
Transport conclusion	The site is accessible from the local road network (Stoney Lane), although visibility requirements would have to be checked by a speed survey; reasonable access to public transport; limited local facilities for employees.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However, OS mapping shows a watercourse (Bourne Gutter) immediately to the north of the site, on the other side of Stoney Lane; the risk of flooding from this watercourse will need to be assessed as part of a site-specific Flood Risk Assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is proposed for employment use and will therefore not require the application of the NPPF Exception Test. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	None stated			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, a petrol filling station is located approximately 70m west and a vehicle repair, testing and servicing centre is located approximately 120m north-east, both of which are considered to be a potential source of contamination with the potential to impact the site. Furthermore, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	3			
Existing use	Green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x	x		
Conclusion on potential land use based on neighbouring uses	Employment			
Potential for mix of housing types- conclusion	n/a as employment site			
Heritage assets	The site is approx. 500m south-west of the nearest listed building, 12 and 14, Bourne End Lane and screened from it by development. There are no other heritage constraints. No archaeological constraints.			

Site Number: 28 **Site Name: Land adjacent to A41 Service Area, Stoney Lane**

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 118 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site comprises scrub, rough grassland and trees on land that gently slopes from south to north. The site is located between the A41 dual carriageway to the south and Stoney Lane / Upper Bourne End Land. There is a service station located immediately west of the site, and a small industrial estate between the site and the settlement of Bourne End to the north-east. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of its landform, land use, and relationship to existing settlement.</p>
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	<p>The area where the site is located contains a good concentration of businesses, and these businesses tend to be in knowledge-intensive sectors with a very well-qualified labour force that occupy high-level occupations. The workplace data suggests workers live nearby to their place of work and travel sustainably for the area as they can use public transport via the bus services. The Adopted Core Strategy identifies Berkhamsted as a "place with limited opportunity" for economic development. However, this site could help Berkhamsted be a focus for homes and jobs as suggested in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale of development would likely be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundaries with the A41, Stone Lane and Upper Bourne End Lane.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Site lies in open countryside. While not suitable for residential uses for this reason (in line with NPPF para. 79), site would be suitable for employment uses (in line with para. 83). Site is in Green Belt but performs well on all other criteria, including AONB impact. As such, the site is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 28

Client DACORUM BOROUGH COUNCIL		
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2.3 Bovingdon sites

LEGEND

- Site Boundary
- More Suitable Land
- Sites with Major Constraints
- Sites with Minor Constraints
- Dacorum District Boundary
- Scheduled Monument
- Conservation
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- AONB

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Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: BOVINGDON

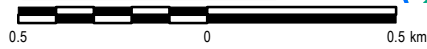
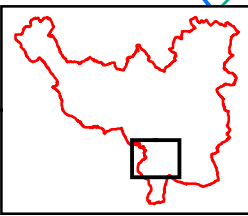
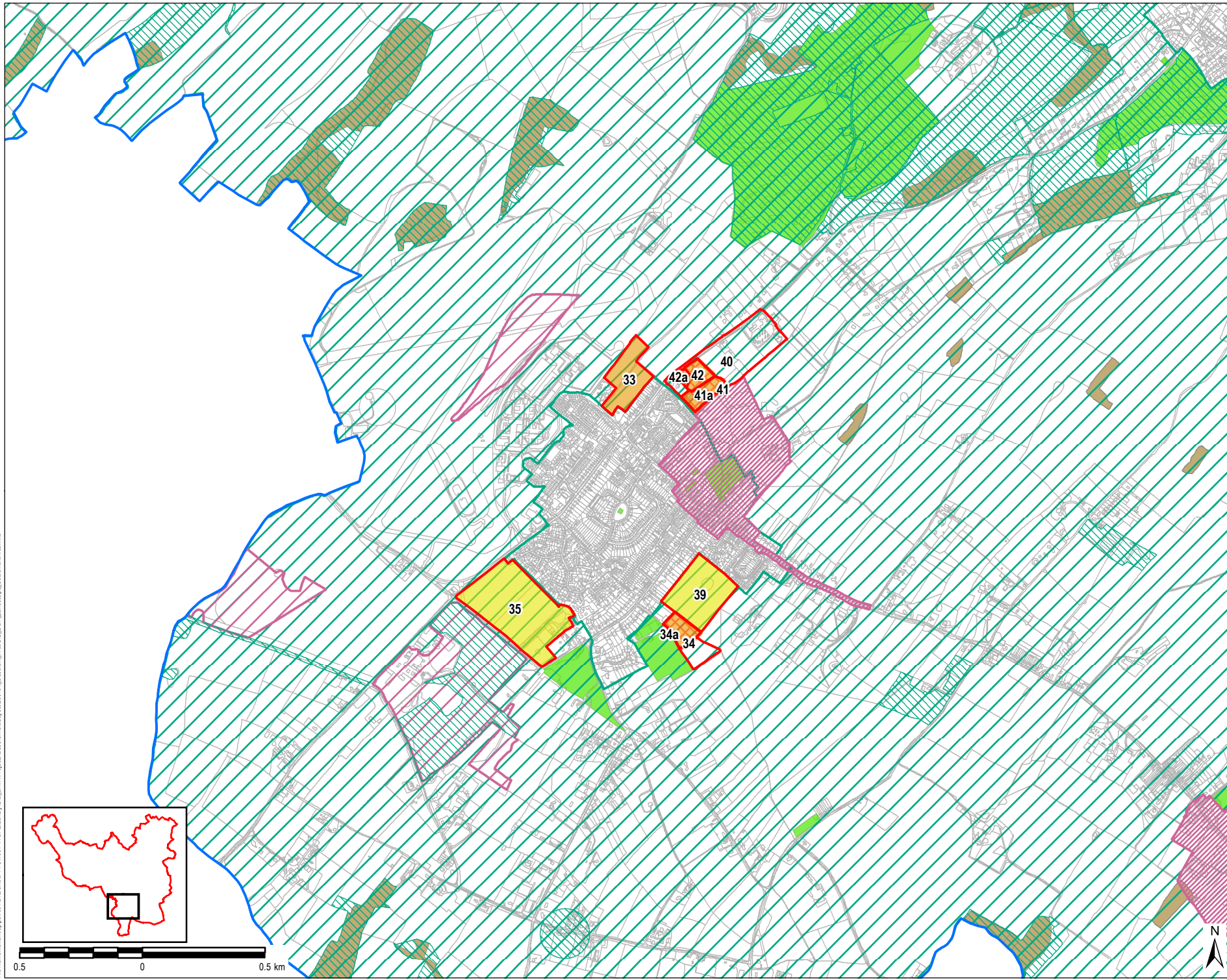
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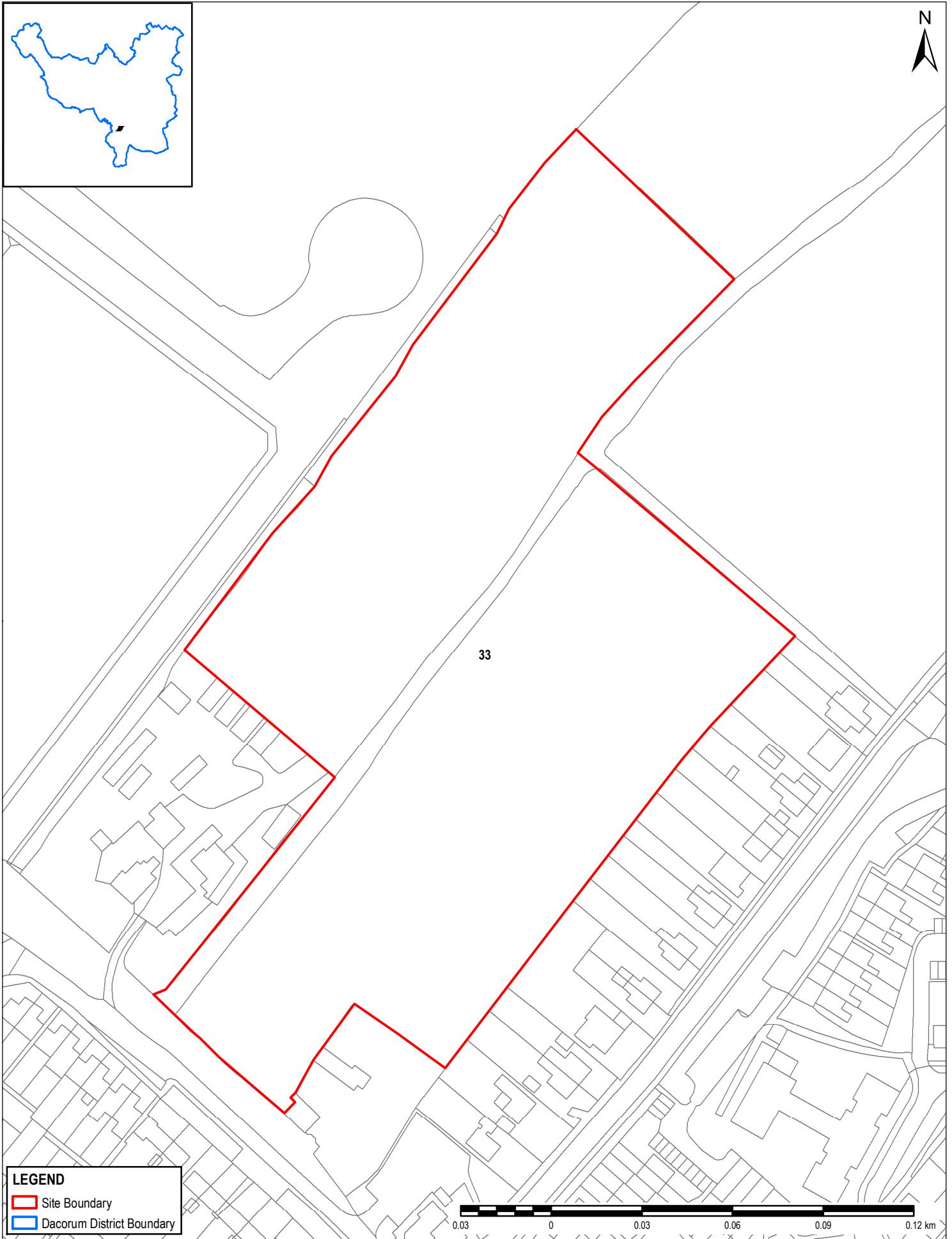
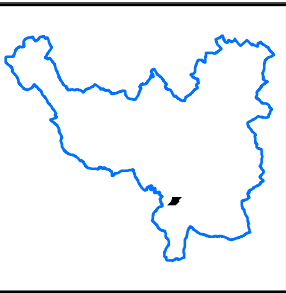
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Site Number: 33 **Site Name: Duckhall Farm**

Settlement	Bovingdon			
Gross Area (ha)	3.29			
Net Developable Area (ha)	2.63			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	72			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Newhouse Road); good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are recorded incidents of flooding recorded by Dacorum BC and Hertfordshire CC. This information should be reviewed during the site planning process. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	5			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x				x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes.			
Heritage assets	The site is an irregular shape with access on Newhouse Road. Either side of the access point are four Grade II listed buildings, Duck Hall Farm (NHLE 1296536) and Farm Buildings at Duck Hall Farm to East of House (NHLE 1348436) to the north west and Honours Farm (NHLE 1172762) and Barn at Honours Farm (NHLE 1100488) to the south east. Although the assets' setting has been compromised by development including HMP The Mount, further development would effectively cut the assets off from their farmland, eroding the setting and therefore the significance of the assets still further. The site is located 100m north west of the area of archaeological significance of DAC_48. Development of the site may require further archaeological investigation.			


Site Number: 33 **Site Name: Duckhall Farm**

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site is on gently sloping ground and comprises two narrow arable fields divided and enclosed by mature trees. The site adjoins residential land uses to the south-east, south-west and west. A public footpath passes the north-west edge of the site. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature vegetation.</p>
Regeneration potential- indices of Multiple Deprivation score	40% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	<p>The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location and scale of any development would have potential to be sympathetic to local character in terms of the existing nucleated pattern of the village.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Natural field boundaries consisting of hedgerows would provide strong defensible boundaries if retained.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs very poorly in Green Belt terms and has significant heritage constraints at its southern end, but strong performance on other criteria is considered to lift its assignment from unsuitable to potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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SITE 33			FIGURE 17	

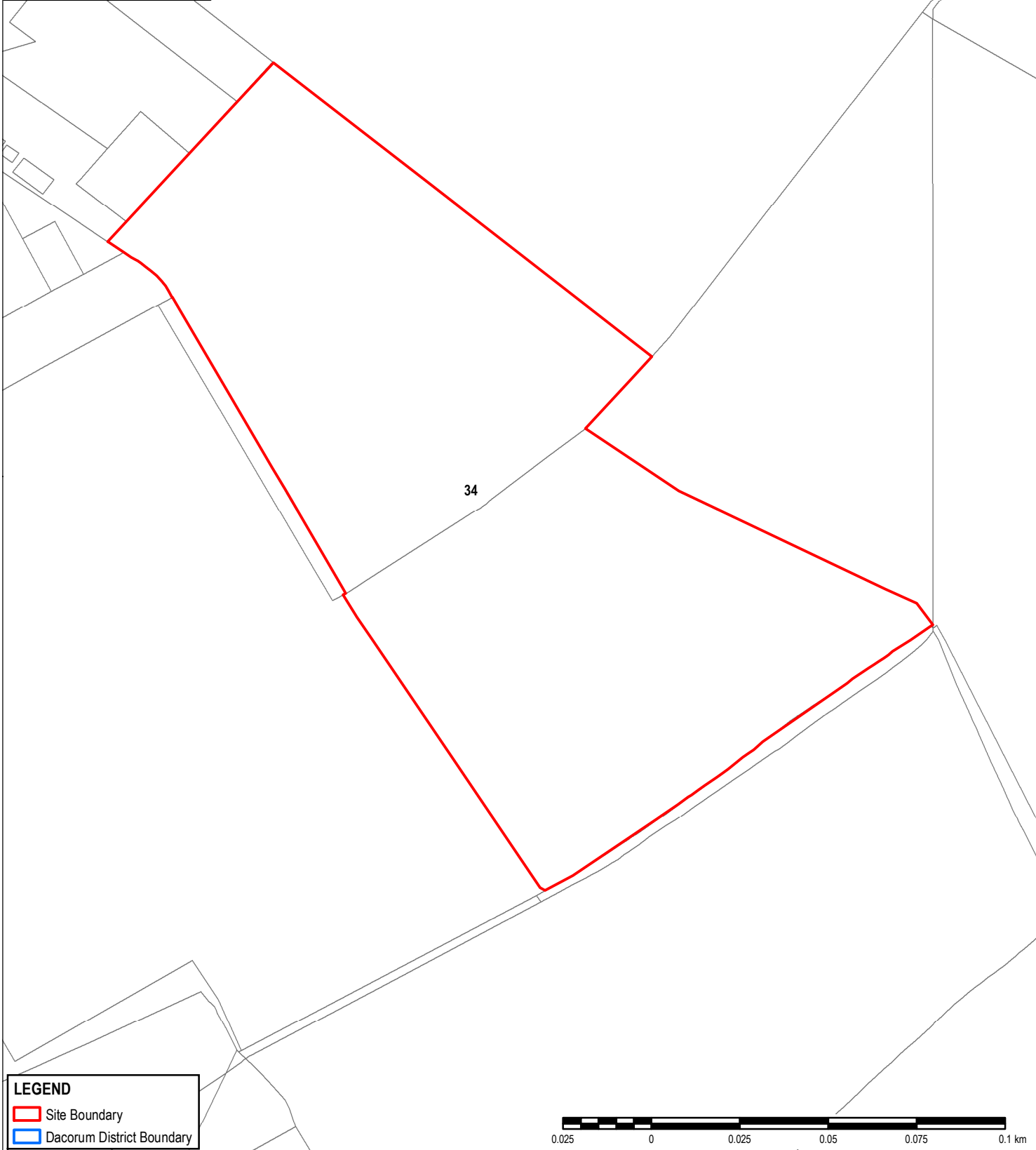
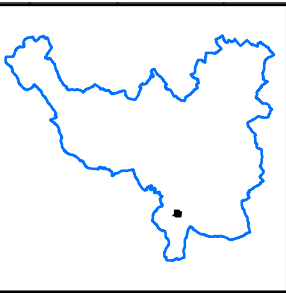
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Site Number: 34/34a Site Name: Fox Meadow

Settlement	Bovingdon			
Gross Area (ha)	2.21 (reduced site 34a: 1.11)			
Net Developable Area (ha)	1.77 (site 34a: 0.89)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C (applied to site 34a only)			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	24			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is not directly accessible from the local road network, and would require access via Site 39 'Homefield' and/or from Louise Walk (across intervening land not within the site promoter's ownership). Subject to achieving suitable vehicle access, local facilities and public transport are available, but the southern end of the site would be at a significant distance for pedestrian access.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt - consider part of the sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination.			
Agricultural land quality grade	2			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x	x	
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes.			
Heritage assets	There are a number of listed buildings on either side of Chipperfield Road. The asset is screened from these by the 170m depth of development. To the south west the Grade II listed Red Lion Cottage (NHLE 1100471) but is screened by development on Green View Close. The site is located 100m of the area of archaeological significance of DAC_48. Development of the site may require further archaeological investigation.			
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is on flat ground and comprises a single field of pasture. The site adjoins residential land uses in Bovingdon to the north-west and is enclosed by mature tree belts to its north-east and south-east. Overall, the site is judged to perform well on this criterion.			

Site Number: 34/34a Site Name: Fox Meadow

Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Location and scale of development, specifically the south of the site, would have potential to be unsympathetic to local character as it would represent an extension of the existing settlement into open countryside, with undeveloped land on three of four sides; it would appear as a spur of development breaking the existing settlement edge on this site of Bovingdon.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Hedgerows form existing defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs reasonably across a number of different criteria including Green Belt, agricultural land, and transport. However, it performs poorly on spatial opportunities and constraints. This is, however, easy to mitigate through appropriate amendment of site boundaries, with the southern part of the site excluded and the new boundary known as site 34a for the purposes of this study; this would also improve its performance on the transport criterion in terms of accessibility to the rest of the settlement. The allocation of 34a could be offset by compensatory improvements to that part of the site not allocated but remaining within the Green Belt and in the same ownership, in line with NPPF paragraph 138. Subject to this amendment, site considered potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Site 34a is potentially suitable for allocation with major constraints



LEGEND

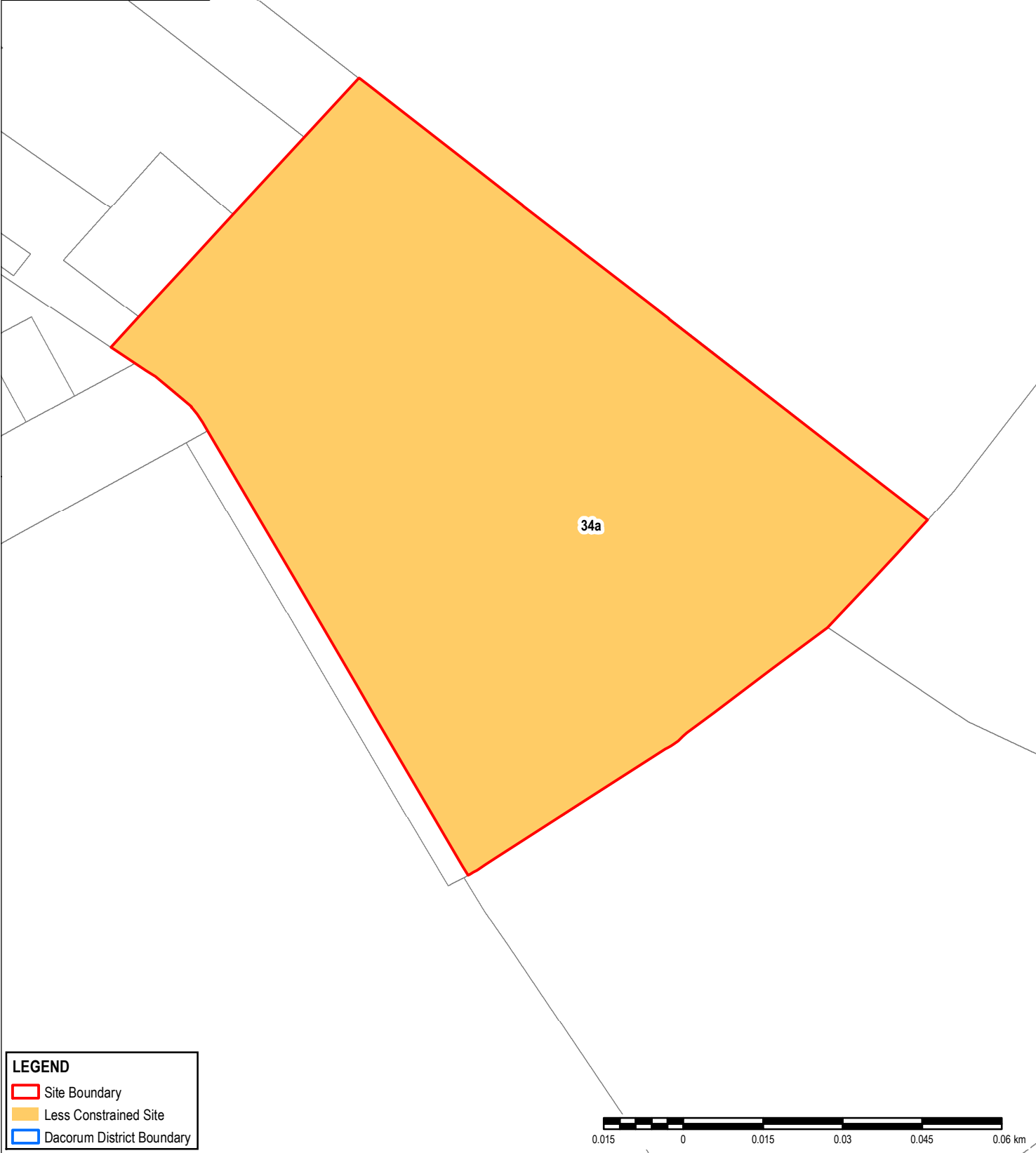
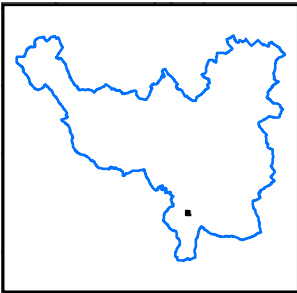
- Site Boundary
- Dacorum District Boundary






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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 34A

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:1,000	Purpose of Issue DRAFT
Drawing Number FIGURE 19		Rev 1

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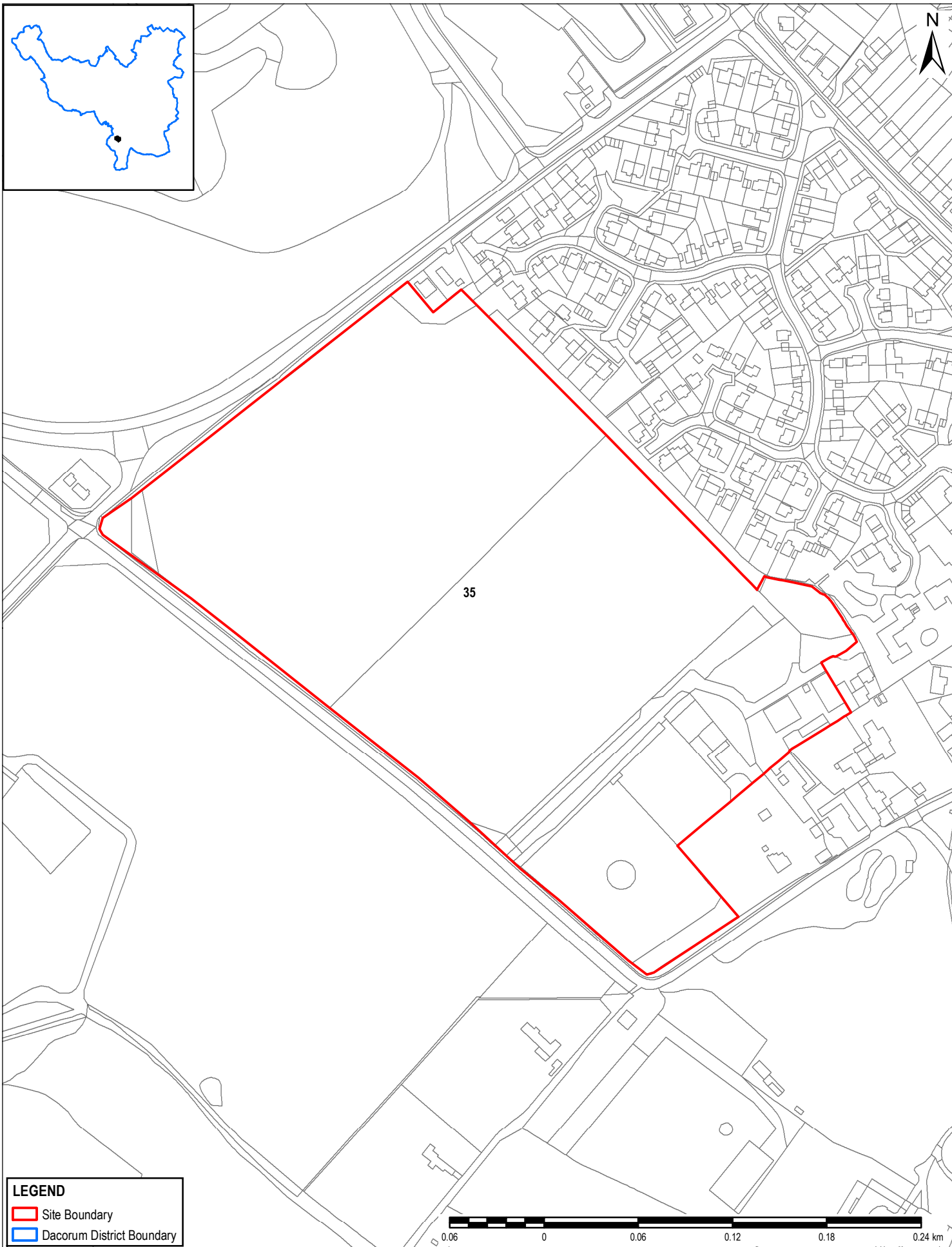
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Site Number: 35 **Site Name: Grange Farm**

Settlement	Bovingdon			
Gross Area (ha)	10.1			
Net Developable Area (ha)	8.08			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	F			
Gross Density (dph)	25			
Net Density (dph)	33.5			
Gross dwelling Capacity (dwellings)	252			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (B4505 Chesham Road and Green Lane); reasonable access to local facilities and good access to public transport, although services are limited.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meet its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, from review of aerial imagery for the site, the presence of Gilbert Motors (vehicle repair, testing and servicing) and Bovingdon Brickworks Ltd located adjacent to the south-west considered to be a potential source of contamination with the potential to impact the site. Furthermore, an inert historic landfill is located adjacent to the south-west of the site, considered to be a potential source of contamination with the potential to impact the site. Made Ground is expected across the site due to the historic development of the site.			
Agricultural land quality grade	Mostly 2, some 5			
Existing use	Agriculture, employment and green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x	X		x	
Conclusion on potential land use based on neighbouring uses	Residential/Employment			
Potential for mix of housing types- conclusion	Scale of site is large enough to support a full range of housing types highlighted as needed through the SHMA, from 1 bed to 4+ bed, as well as specialist housing, e.g. for older people			
Heritage assets	White Hart Cottage (Grade II, NHLE 1100475) is located immediately across Leyhill Road from the north-west corner of the site. However, a strong, mature hedgerow already mitigates the impact of the setting- that hedgerow just needs to be maintained. Two further Grade II listed buildings to the south, Green Farmhouse and Attached Farm Buildings (NHLE 1100472) and Red Lion Cottage (NHLE 1100471) are over 200m from the site and screened from it by vegetation and do not constitute a constraint as long as the screening is retained. The site lies 100m north of the archaeological area of significance of DAC_60, which is not likely to form a constraint to development.			

Site Number: 35 **Site Name: Grange Farm**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site comprises broadly flat land, in agricultural use, with fields divided by fence, hedgerows and hedgerow trees and comprises the buildings of Grange Farm and Bovingdon Grange, with a small area of trees and garden. A small part of the site lies to the south of Meadow Drive and comprises a small fenced field surrounded by trees with a small circular copse in the centre and along the south-eastern boundary. The settlement of Bovingdon wraps around the north and east of the site, and the disused Bovingdon Airfield is to the north-west of the site. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the relationship with the settlement edge and mature vegetation along its boundaries.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.
Environmental designations	Some TPOs in the north-eastern corner.
Spatial Opportunities and Constraints- local character and history	Development has potential to be sympathetic to existing local character and history. The scale would considerably extend the existing settlement but would not be disproportionate.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Development at the site would go beyond the existing hedgerows used as defensible boundaries, but a new one would be created by the road on the south-western boundary.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs relatively strongly across a range of criteria but its performance is reduced by Grade 2 agricultural land and its location in Green Belt (though away from the AONB and its setting). As such, the site is considered potentially suitable for allocation with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

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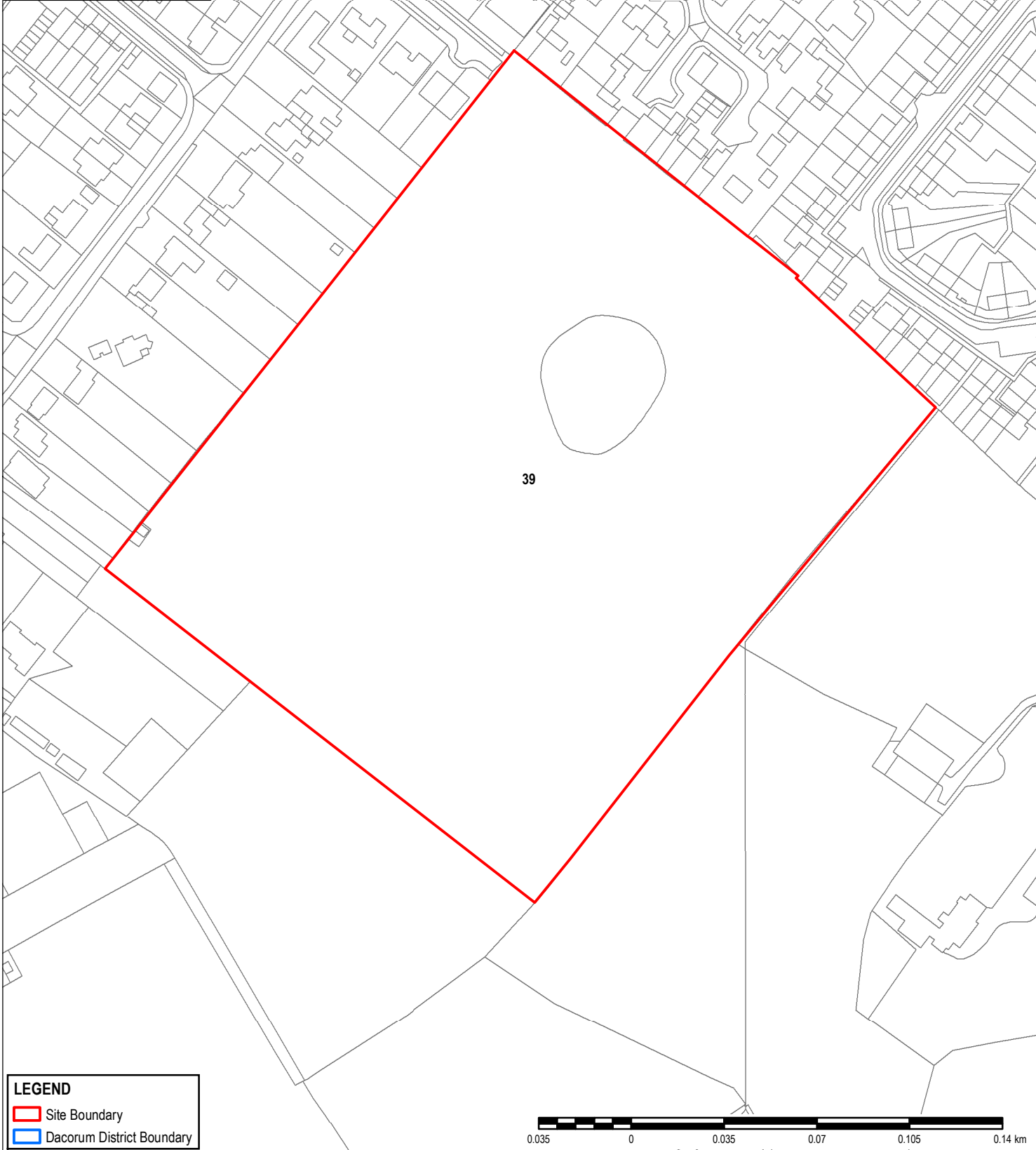
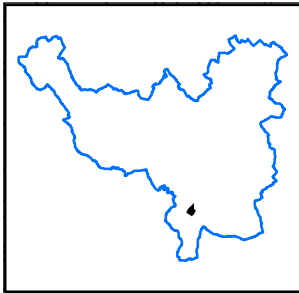
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Site Number: 39 **Site Name: Homefield**

Settlement	Bovingdon			
Gross Area (ha)	5.07			
Net Developable Area (ha)	4.06			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	112			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (via Homefield and possibly a secondary access from Yew Tree Drive); good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would not compromise the ability of the wider Green Belt to meets its purposes - consider the whole sub-area further.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of an unknown heap within the centre of the site, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination.			
Agricultural land quality grade	Mostly 3 and some 2			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes.			
Heritage assets	The site is bounded by development to the north west and to the north east where there are a number of listed buildings on either side of Chipperfield Road. The asset is screened from these by the 170m depth of development. To the south west the Grade II listed Red Lion Cottage (NHLE 1100471) is 400m distant and screened by development on Green View Close. The site is located 100m of the area of archaeological significance of DAC_48. Development of the site may require further archaeological investigation.			

Site Number: 39 **Site Name: Homefield**

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site is on flat ground and comprises a single field of pasture. The site adjoins residential land uses in Bovingdon to the north-west and north-east, and is enclosed by mature tree belts to its south-west and south-east. The Chiltern Way long distance recreational trail passes the south-eastern boundary of the site. Overall, the site is judged to perform well on this criterion due to its relationship to the settlement pattern.</p>
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	<p>The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location and scale of any development would have potential to be sympathetic to existing nucleated pattern of the village.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence
Spatial Opportunities and Constraints- defensible boundary potential	Natural field boundaries consisting of hedgerows would provide strong defensible boundaries if retained.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is in the Green Belt, but performance is strong on almost all other criteria. As such, the site is considered potentially suitable but with minor constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints



LEGEND

- Site Boundary
- Dacorum District Boundary

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Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 39

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:2,000	Purpose of Issue DRAFT
Drawing Number FIGURE 21		Rev 1

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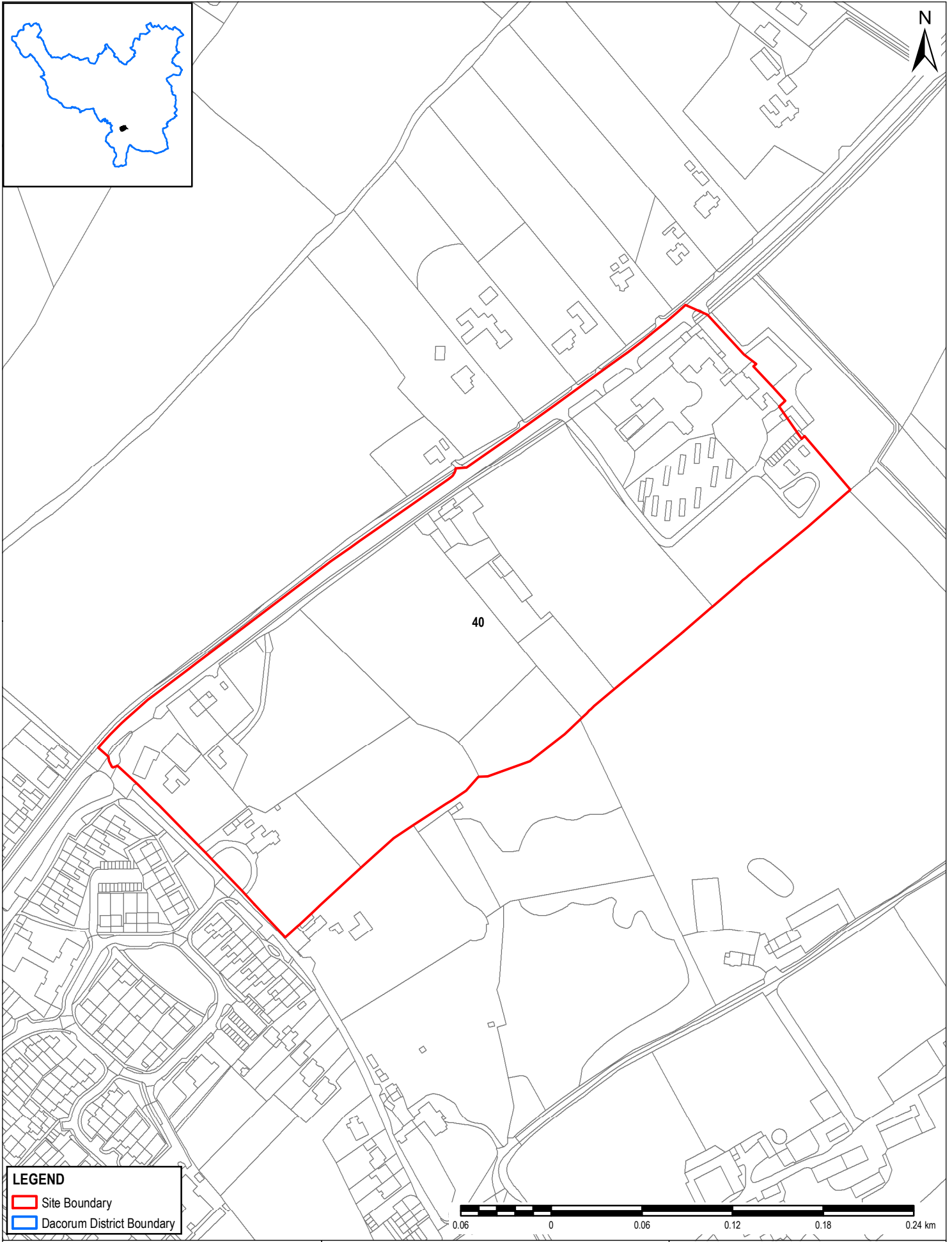
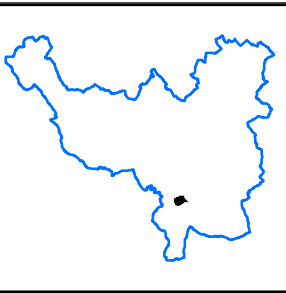
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Site Number: 40 **Site Name: Land between Vicarage Lane and Bobsleigh Hotel**

Settlement	Bovingdon			
Gross Area (ha)	8.41			
Net Developable Area (ha)	6.73			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Hempstead Road and Wrangler Lane); good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments. Furthermore, a vehicle restoration centre is located on-site, which is considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	Some 1 and mostly 3			
Existing use	Agriculture, hotel and housing			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	The site shares a boundary to the south-east with the Bovingdon Conservation Area and although there is some screening from vegetation along the field boundary, development on the site has the potential to change the conservation area's setting. The closest listed building to the site is the Grade II listed Church Gate and Church Lane House (NHLE 1172796) located approx. 140m south east of the site on the same side of Vicarage Lane. The asset is well screened from the site by vegetation and the buildings at St Lawrence Hall and development on the site will not impact on the asset.			

Site Number: 40 **Site Name: Land between Vicarage Lane and Bobsleigh Hotel**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is on very gently sloping ground and comprises a mixture of small paddocks and pasture, gardens and detached properties. The site is enclosed and divided by mature vegetation. The site adjoins the main built-up area to the south-west and to its north-east. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature trees and vegetation around the site.
Regeneration potential- indices of Multiple Deprivation score	40% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.
Environmental designations	Some TPOs in the built up area in the north.
Spatial Opportunities and Constraints- local character and history	Any development at this site would be a change to the historic nucleated form of Bovingdon which gives a perception of a spur out into the open countryside because only one of its short sides joins the existing settlement.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence
Spatial Opportunities and Constraints- defensible boundary potential	Site has defensible boundaries based on existing development and hedgerows
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is considered unsuitable for allocation due to its poor performance on the Green Belt criterion and its impact on the character and identity of Bovingdon, despite moderate performance on other criteria. If only the western half of site were considered and/or PDL at Bobsleigh Hotel only, site would perform better; this is reflected in the assessments for Sites 41 and 42, which overlap this site, as well as by the fact that a small development is already progressing at the western end of the site.
Overall site conclusion- final rating	Unsuitable for allocation- but see also conclusions for sites 41 and 42.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 40

Client DACORUM BOROUGH COUNCIL		
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Drawing Number FIGURE 22		Rev 1

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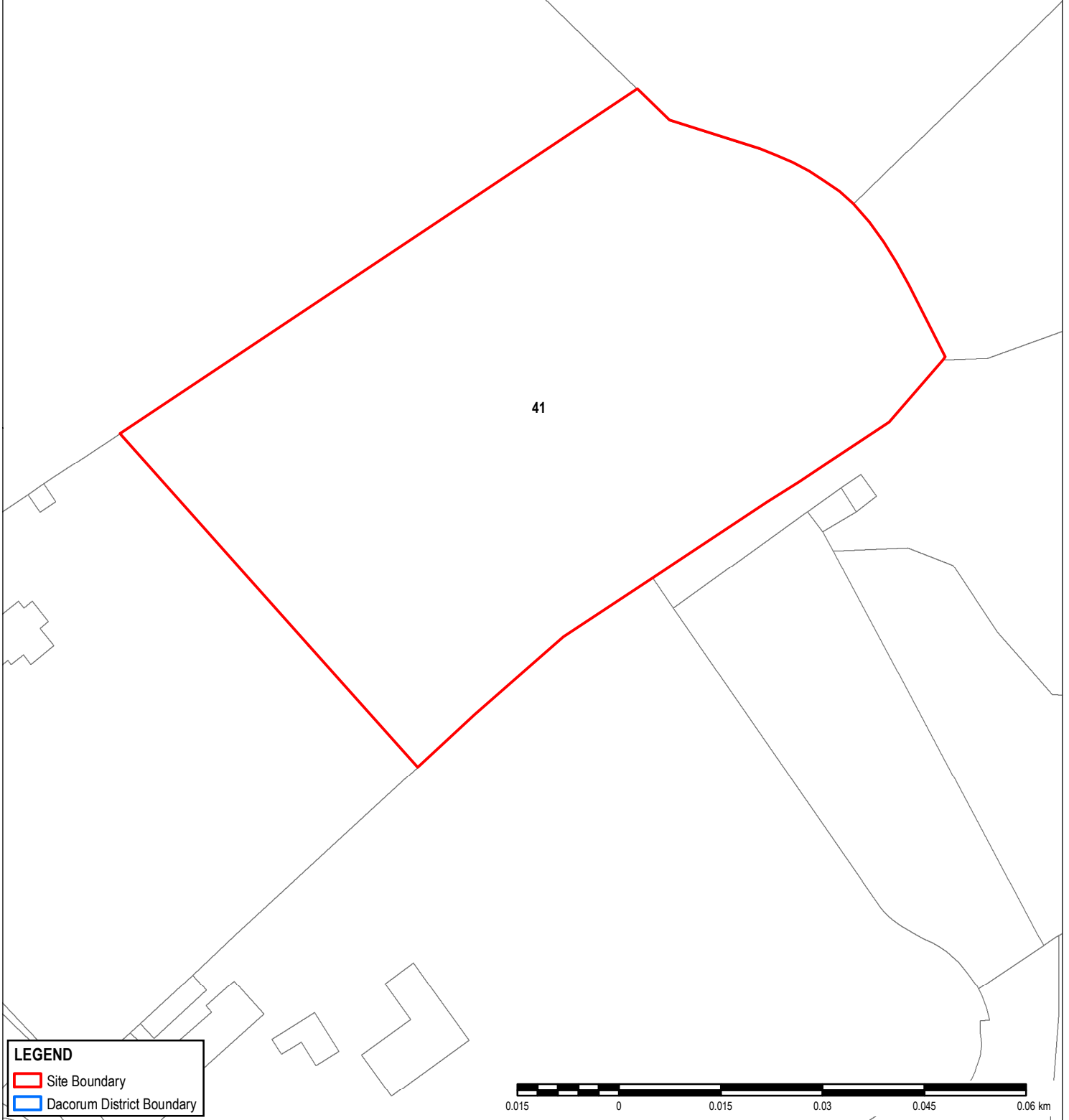
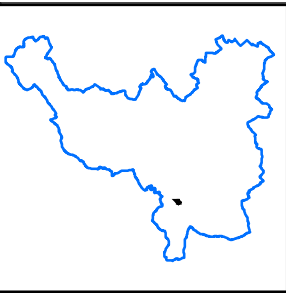
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Site Number: 41/41a Site Name: Land north of Vicarage Lane

Settlement	Bovingdon			
Gross Area (ha)	0.62 (expanded site 41a: 1.15)			
Net Developable Area (ha)	0.5 (site 41a: 0.92)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C (applied to site 41a)			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	25			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site overlaps with and forms part of Site 40 'Land between Vicarage Lane and Bobsleigh Hotel' It has no direct access to the local road network, and would require access via Site 40 or Site 42 'Land South of Hempstead Road'. Subject to achieving suitable access, there is good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor from potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments. Furthermore, a vehicle restoration centre is located approximately 70m north-west of the site, which may be a potential source of contamination with the potential to have impacted the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		X		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types- conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes			
Heritage assets	This is a subdivision of Site 40, Land between Vicarage Lane and Bobsleigh Hotel. It also shares a boundary with the Bovingdon Conservation Area and although there is some screening from vegetation along the field boundary, development on the site has the potential to change the conservation area's setting. Although it is only approx. 150m from the Grade II listed Church Gate and Church Lane House (NHLE 1172796) the asset is screened from the site and there will be no impact on it from development on the site.			

Site Number: 41/41a Site Name: Land north of Vicarage Lane

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.</p> <p>The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site is one of the fields located within site 40. The site is on very gently sloping ground and comprises a single field of pasture enclosed by mature vegetation, and with scattered mature trees. There is residential development adjoining the south-west of the site.</p> <p>Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature trees and vegetation around the site.</p>
Regeneration potential- indices of Multiple Deprivation score	40% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	<p>The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovington. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovington is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	<p>The development of this site may change the historic nucleated form of Bovington but is small in its extent. However, unless the site boundary can be amended to ensure the site does not form free-standing isolated dwellings in the countryside rather than an extension of Bovington, it would not be suitable in terms of national planning policy, which resists this form of development, particularly on greenfield, so that it instead forms an extension of Bovington.</p>
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site would use existing hedgerows as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Site makes existing contribution to Green Belt purposes, is adjacent to the Conservation Area and performs poorly on transport- but is within walking distance of High Street services and facilities if access can be secured. The small scale of the site improves its performance on some other criteria compared to the overlapping Site 40. However, unless it is expanded to the south, it would form free-standing, isolated homes in the countryside which would be resisted by national policy. As such, it is recommended that site boundaries be extended to the south so that the site forms an extension of Bovington. This is possible because the overlapping site 40 is being promoted for development, and the expanded site would be known for the purposes of this study as site 41a. Subject to this expansion, the site is considered potentially suitable for allocation with major constraints.</p>
Overall site conclusion- final rating	Site 41a is potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 41

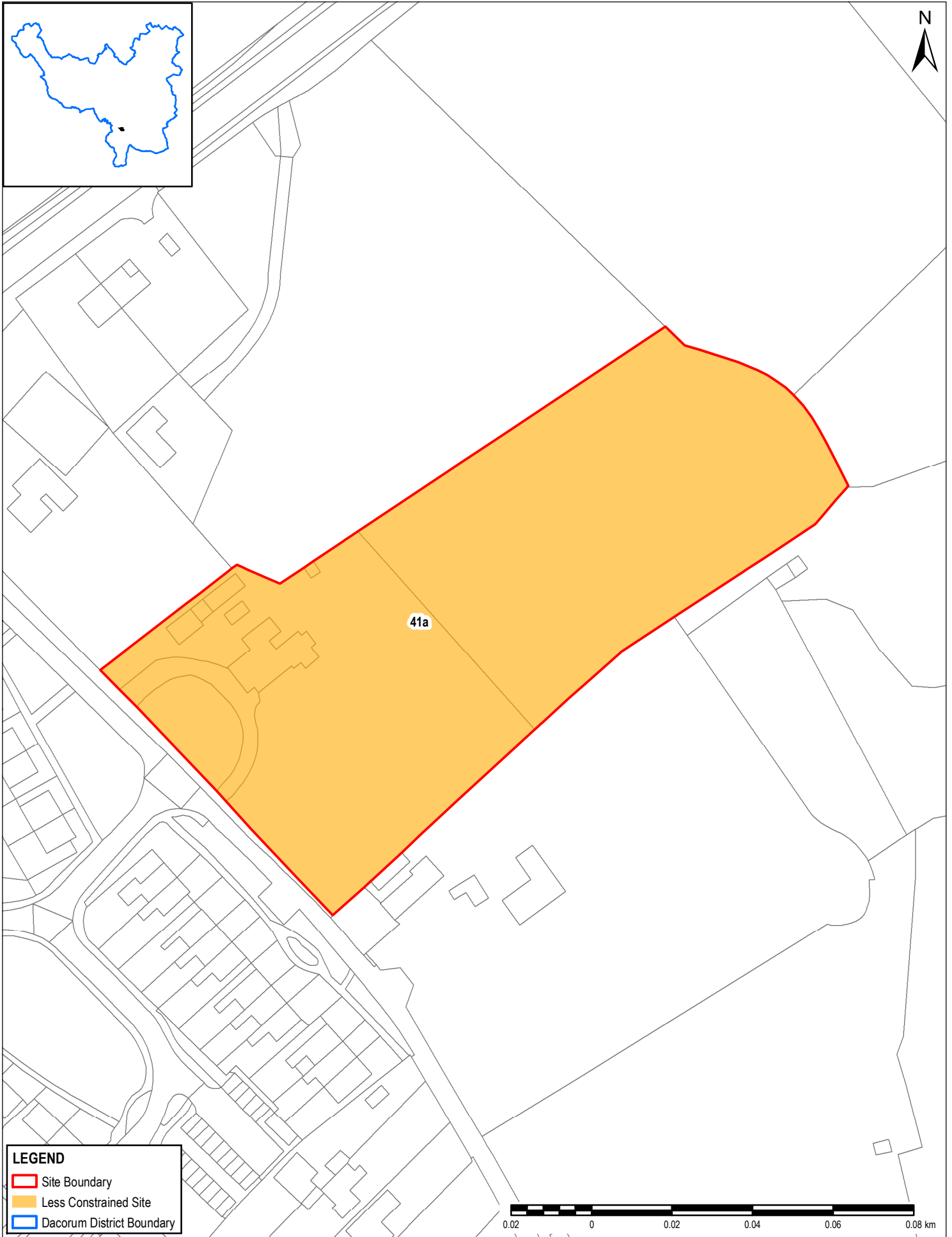
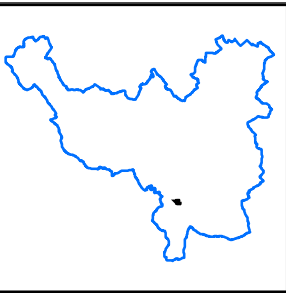
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Date 07/01/2020	Scale @ A4 1:800	Purpose of Issue DRAFT
Drawing Number FIGURE 23		Rev 1

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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



Project Title/Drawing Title		Client		AECOM Aldgate Tower 2 Leman Street London, E1 8FA United Kingdom T +44-0207-645-2000 aecom.com	
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FIGURE 24	1				
SITE 41A		<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>			

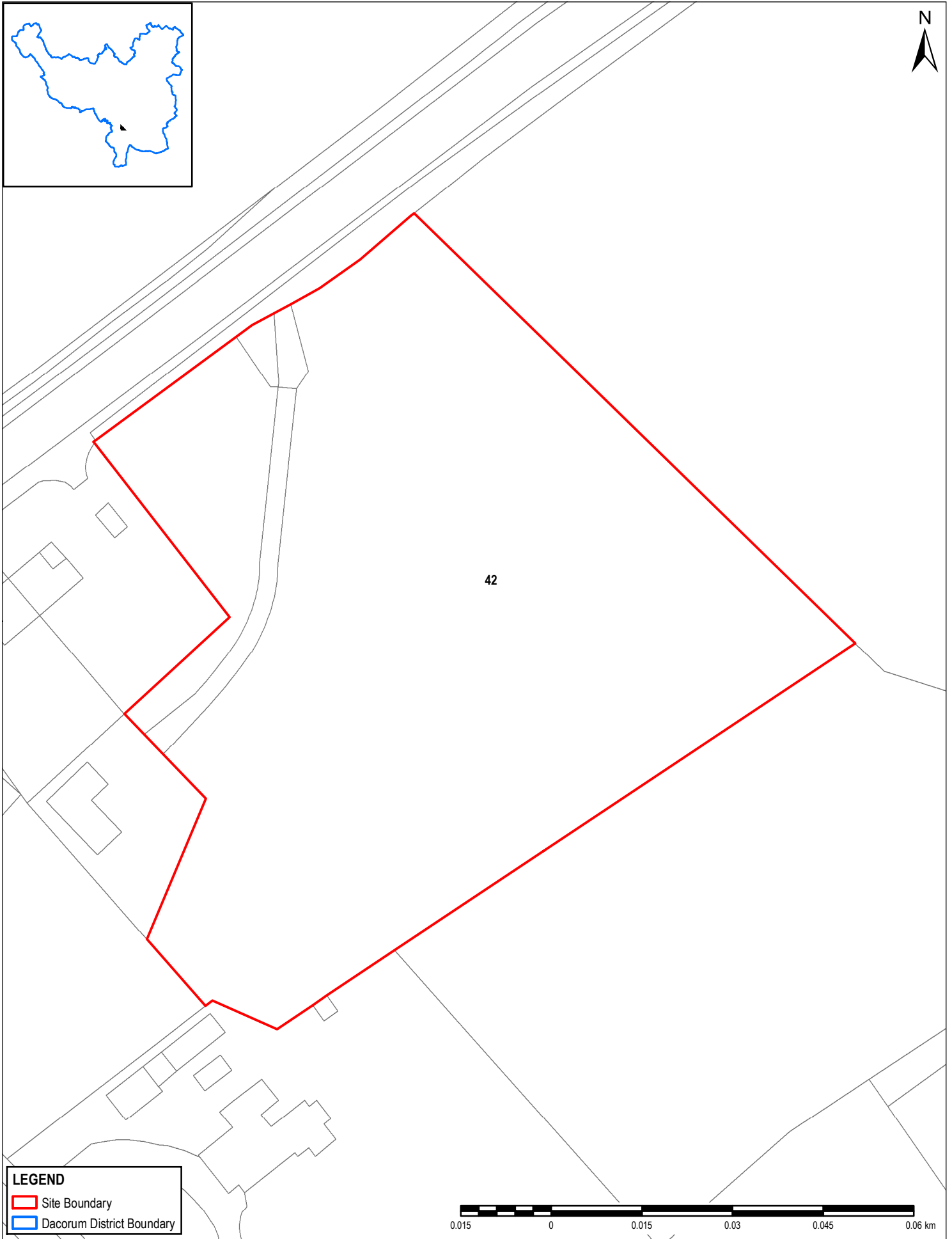
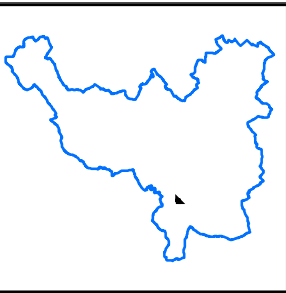
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Site Number: 42/42a Site Name: Land south of Hempstead Road

Settlement	Bovingdon			
Gross Area (ha)	0.9 (expanded site 42a: 1.13)			
Net Developable Area (ha)	0.72 (site 42a: 0.91)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C (applied to site 42a)			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	25			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site forms part of Site 40 'Land between Vicarage Lane and Bobsleigh Hotel'. The site is accessible from the local road network, although a change to the speed limit on Hempstead Road may be required to achieve visibility requirements; good access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments. Furthermore, a vehicle restoration centre is located adjacent to the west of the site, which is considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	1 and 3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		X		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes.			
Heritage assets	This is a subdivision of Site 40, Land between Vicarage Lane and Bobsleigh Hotel but unlike that site and site 41 it does not share a boundary with the Bovingdon Conservation Area and suitably screened development on the site would not have an adverse effect on it. Development on the site would have no impact upon the Grade II listed Church Gate and Church Lane House (NHLE 1172796), Honours Farm (NHLE 1172762) or Barn at Honours Farm (NHLE 1100488) which are all well screened from the site.			

Site Number: 42/42a Site Name: Land south of Hempstead Road

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.</p> <p>The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site is one of the fields located within site 40. The site is on very gently sloping land and comprises a garden enclosed by mature vegetation. There is residential development adjoining the south-west of the site.</p> <p>Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature vegetation around its boundary.</p>
Regeneration potential- indices of Multiple Deprivation score	40% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	<p>The area has a good concentration of employers, but these businesses are in not in knowledge-intensive sectors and have an unskilled labour force. A good proportion of this employment is at the nearby prison. Therefore, the area does not seem to attract good quality businesses that drive economic development. In addition, the employees have to travel far to their place of work due to the small amount of housing in Bovingdon. The poor connectivity means that these workers have to travel via car rather than sustainably, and even access by car is fairly weak. Bovingdon is labelled as a "place with limited opportunity" for economic development and this is confirmed in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The development of this site would extend the historic nucleated form of Bovingdon but is small in its extent.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site would use existing hedgerows as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Site performs very poorly in Green Belt terms but small scale of site improves its performance on a range of other criteria compared to the overlapping Site 40 and it neighbours new development. Given that there is some land being promoted as part of site 40 between the existing site boundaries and the edge of Bovingdon, the site's connection to the existing settlement could be significantly improved through expanding its boundaries to create a site known for the purposes of this study as site 42a. As such, site 42a it is considered potentially suitable for allocation with major constraints.</p>
Overall site conclusion- final rating	Site 42a is potentially suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 42

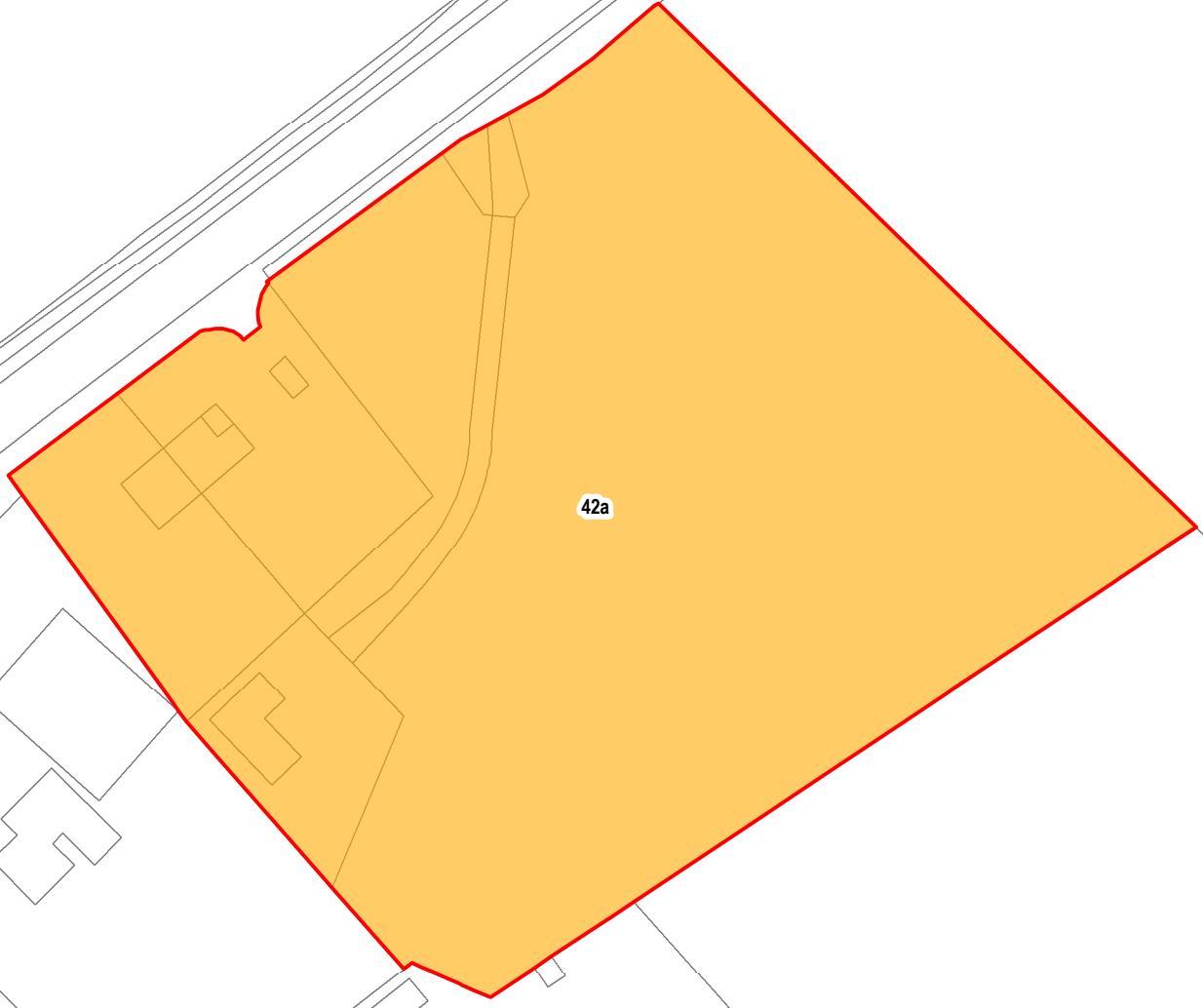
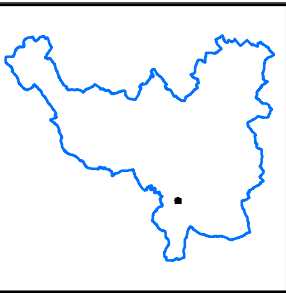
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Date 07/01/2020	Scale @ A4 1:800	Purpose of Issue DRAFT
Drawing Number FIGURE 25		Rev 1

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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 42A

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:1,000	Purpose of Issue DRAFT
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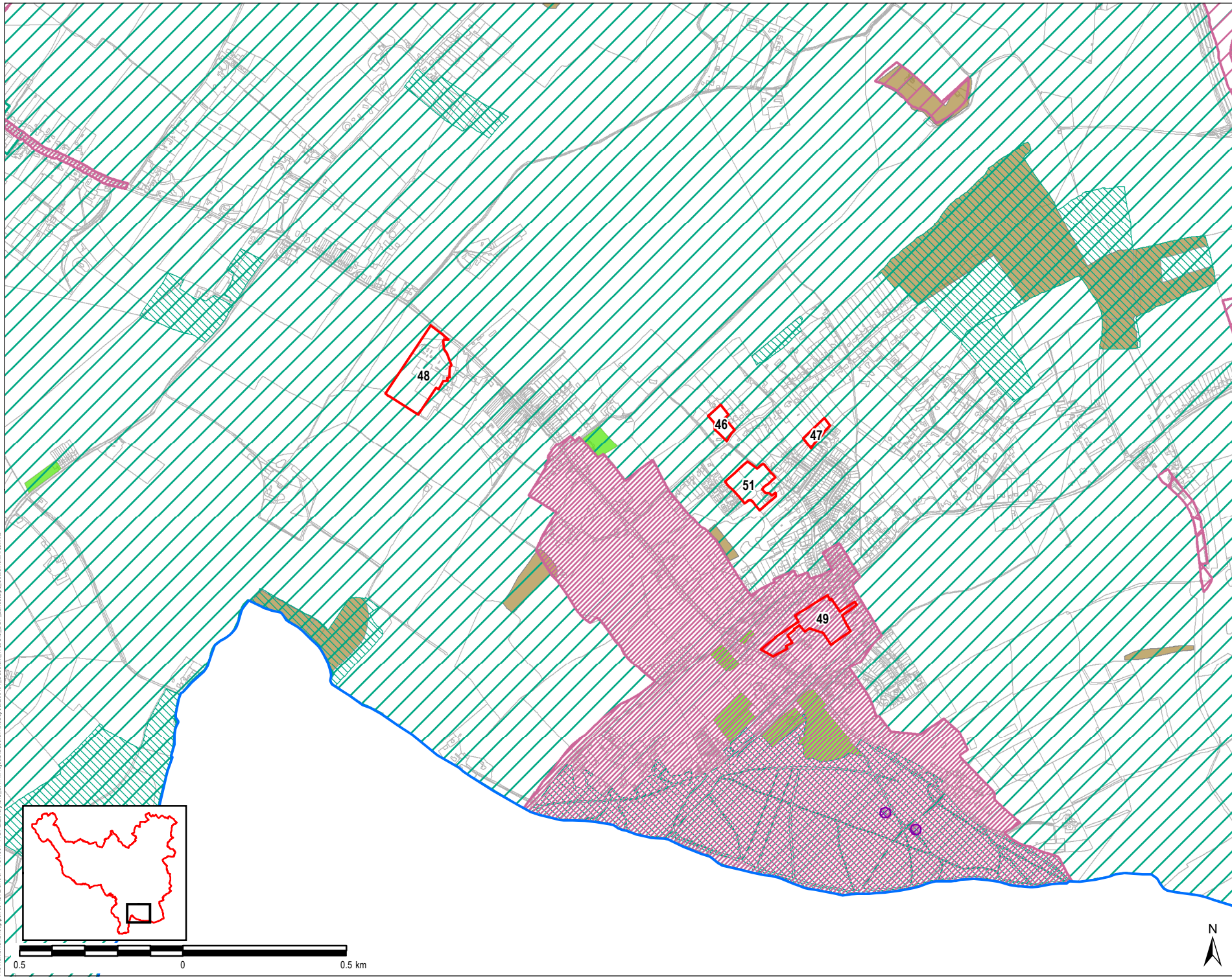
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2.4 Chipperfield sites

LEGEND

- Site Boundary
- Dacorum District Boundary
- Scheduled Monument
- Conservation
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland



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Purpose of Issue
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Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: CHIPPERFIELD

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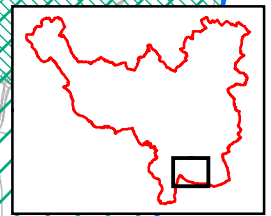
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FIGURE 8

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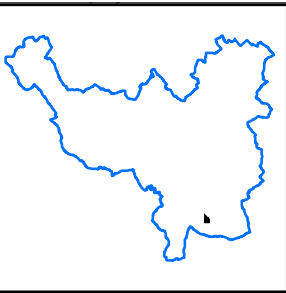


Site Number: 46 **Site Name: 49-51 Scatterdells Lane**

Settlement	Chipperfield
Gross Area (ha)	0.42
Net Developable Area (ha)	0.33
Current Use (Greenfield / Brownfield / Mixture)	Brownfield
Proposed Use	Residential
Design Case Study	n/a
Gross Density (dph)	n/a
Net Density (dph)	n/a
Gross dwelling Capacity (dwellings)	n/a
Employment floorspace capacity (sq. m, net)	n/a
Transport conclusion	The site is accessible from the local road network (Scatterdells Lane); reasonable access to local facilities; limited public transport provision; there are no footpaths on Scatterdells Lane.
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.
In Green Belt?	Yes
Green Belt Review Overall Conclusions	Site is adjacent to a settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, Made Ground is expected across the site due to the historical development of the site.
Agricultural land quality grade	3
Existing use	Residential and garden
Neighbouring land use:	
Housing	Industrial
Agricultural	Social infrastructure
Other uses	
x	
Conclusion on potential land use based on neighbouring uses	Residential
Potential for mix of housing types- conclusion	n/a
Heritage assets	The site is located approx. 450m south east of a group of four listed buildings, all Grade II, at Frenches Farm. The site is screened from the group by woods immediately to the west and development on it will not impact upon the assets.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is a residential property and garden, located within a ribbon pattern of residential development adjacent to Scatterdells Lane. The site appears to include a number of mature trees. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature trees.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived

Site Number: 46 **Site Name: 49-51 Scatterdells Lane**

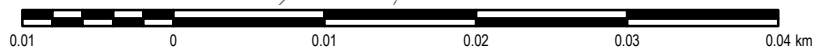
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area does not tend to attract employers due to its poor connectivity, and the businesses that are located there are not in knowledge-intensive sectors and have an unskilled labour force. Therefore, the area does not appear suitable as a place that drives economic development. In addition, the employees have to travel far to their place of work in the village of Chipperfield. The poor connectivity means that these workers have to travel via car, and even access by car is weak. Chipperfield is labelled as an "area with development restraint" and this is reiterated in the Chipperfield Village Design Statement sourced in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The scale and location of development has potential to be sympathetic to existing local character as the site is previously developed land.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would contribute towards maintaining the sense of place in this location and would not result in coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Existing defensible boundaries include hedgerows and other properties.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs well on a wide range of criteria. However, it contains some previously developed land in the Green Belt in a location where it is not proposed to release land from the Green Belt and, as such, redevelopment cannot result in a decrease in the site's existing openness. AECOM's assessment is that this constrains the site capacity to an absolute maximum of 2 to 3 dwellings, and therefore the site does not form major development and is not suitable for potential allocation. As such, this site is considered unsuitable for the purposes of this study.
Overall site conclusion- final rating	Unsuitable for allocation.



46

LEGEND

- Site Boundary
- Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 46

Client
DACORUM BOROUGH COUNCIL

Drawn
LL

Checked
AD

Approved
JH

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Drawing Number
FIGURE 27

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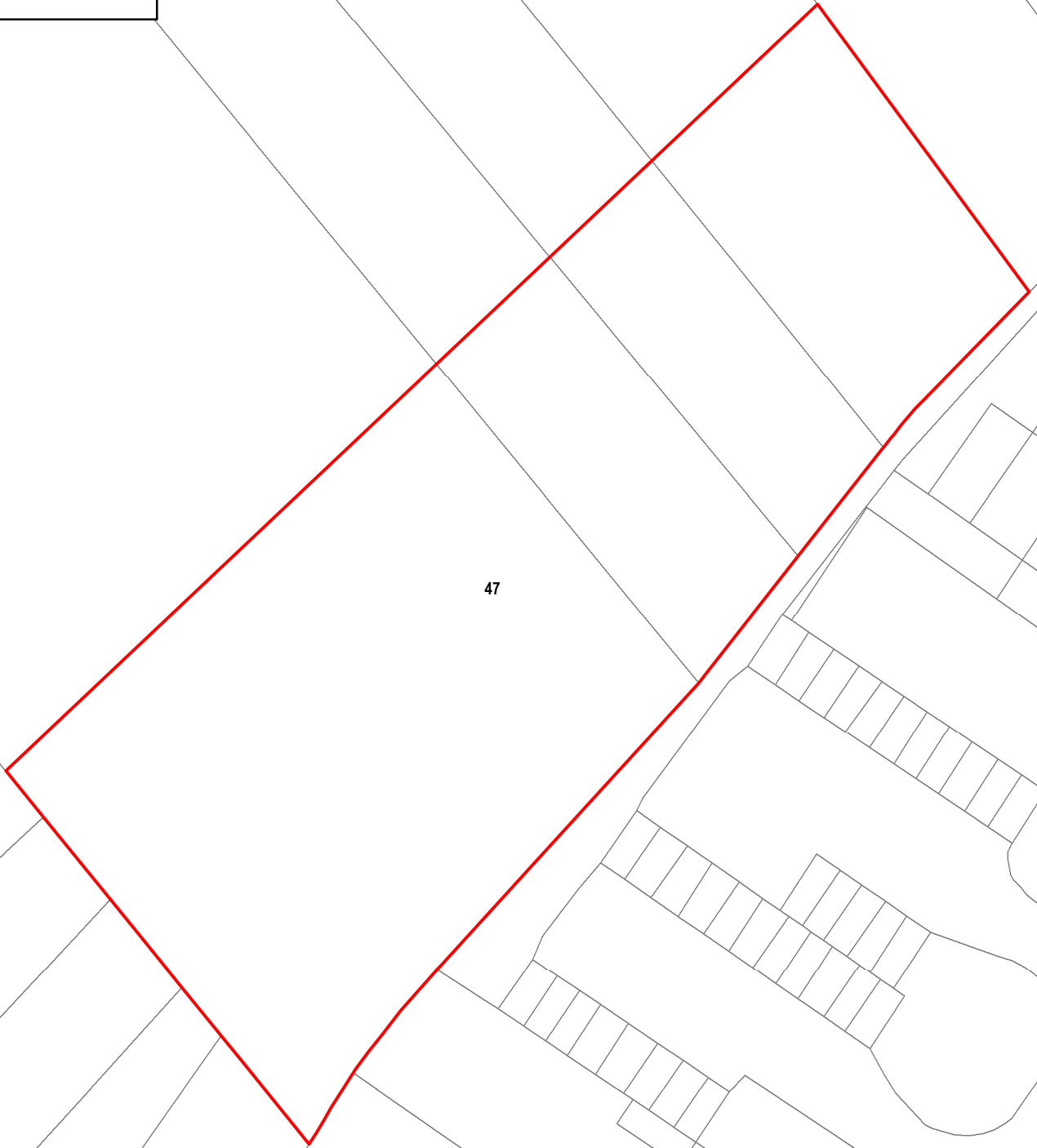
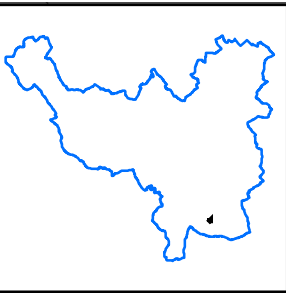
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Site Number: 47 **Site Name: 68-74 Scatterdells Lane**

Settlement	Chipperfield				
Gross Area (ha)	0.3				
Net Developable Area (ha)	0.24				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Croft Meadow and Croft Lane); reasonable access to local facilities; limited public transport provision.				
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Site is adjacent to a settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of unknown heaps adjacent to the south-west of the site, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heaps, which are considered to be a potential source of contamination with the potential to impact the site. Furthermore, Made Ground is expected on-site due to the historic development of the site.				
Agricultural land quality grade	3				
Existing use	Residential				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x				
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types-conclusion	n/a				
Heritage assets	The site is located approx. 450m east of a group of four listed buildings, all Grade II, at Frenches Farm and well screened from them.				
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. Overall, the site is judged to perform well on this criterion.				

Site Number: 47 **Site Name: 68-74 Scatterdells Lane**

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area does not tend to attract employers due to its poor connectivity, and the businesses that are located there are not in knowledge-intensive sectors and have an unskilled labour force. Therefore, the area does not appear suitable as a place that drives economic development. In addition, the employees have to travel far to their place of work in the village of Chipperfield. The poor connectivity means that these workers have to travel via car, and even access by car is weak. Chipperfield is labelled as an "area with development restraint" and this is reiterated in the Chipperfield Village Design Statement sourced in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The scale and location of development has potential to be sympathetic to the existing local character as it relates well to existing development.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would contribute towards maintaining the sense of place in this location and would not result in coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Existing defensible boundaries as site land use (wood/scrub) differs from surroundings.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs well on wide range of criteria. However, it comprises undeveloped land in the Green Belt in a location where it is not proposed to release land from the Green Belt, and as such redevelopment will result in a decrease in the site's existing openness. AECOM's assessment is that this means the site is not suitable for new dwellings.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 47

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:500	Purpose of Issue DRAFT
Drawing Number FIGURE 28		Rev 1

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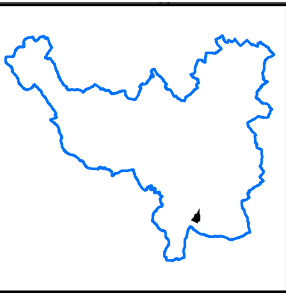
Site Number: 48 **Site Name: Wyevale Garden Centre, Chipperfield**



Settlement	Chipperfield			
Gross Area (ha)	2.76			
Net Developable Area (ha)	2.21 (but note Green Belt restrictions- see below)			
Current Use (Greenfield / Brownfield / Mixture)	Brownfield			
Proposed Use	Residential ²			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	2,800 (were site to be promoted for employment- see below)			
Transport conclusion	The site has an existing access onto Tower Hill, which would be suitable for residential or employment redevelopment; no footpaths on Tower Hill to connect with local facilities in Bovingdon and Chipperfield; public transport provision is limited.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is completely washed over by Green Belt. It is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicate the presence of unknown heaps, therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of on-site contamination. Furthermore, Made Ground is expected across the site due to the historic development of the site.			
Agricultural land quality grade	2			
Existing use	Garden centre			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Employment or residential			
Potential for mix of housing types- conclusion	Smaller site so more limited potential for mix of housing types. Surrounding properties are larger, detached homes.			
Heritage assets	The site is approx. 230m south of a group of three Grade II listed buildings including two barns and a well. Development on the site would extend the developed area either side of Tower Hill to the south-east of the site but could be mitigated by screening and setting the northern boundary of the development back from the road.			

² Although the site owners are promoting it for residential use, this is an employment site isolated within the Green Belt away from the settlement boundary. As such, national and local policy on resisting the development of isolated houses in the open countryside indicates the site would not be considered suitable for residential use. As such, it has been assessed for employment use, because such redevelopment has a greater prospect of being considered suitable in planning terms.

Site Number: 48 Site Name: Wyevale Garden Centre, Chipperfield

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site comprises a garden centre with associated car parking and amenity areas that include mature trees, and an area which appears to comprise scrub and trees. The site sits within the pattern of dispersed ribbon development between Chipperfield and Bovingdon. Overall, the site is judged to perform reasonably on this criterion as it is previously developed land, but with the constraint of mature vegetation.</p>
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	<p>The area does not tend to attract employers due to its poor connectivity, and the businesses that are located there are not in knowledge-intensive sectors and have an unskilled labour force. Chipperfield is labelled as an "area with development restraint" and this is reiterated in the Chipperfield Village Design Statement sourced in the Local Plan Issues and Options Consultation 2017. However, suitable for redevelopment for employment purpose. Strictly speaking, the site is in use class 'sui generis' but in active economic/commercial use.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Location and scale of development would be sympathetic to local character and history because it is previously developed land.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence given existing brownfield site, though does form part of rural sprawl between Bovingdon and Chipperfield.
Spatial Opportunities and Constraints- defensible boundary potential	Site is previously developed land so has defensible boundaries
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Site performs well on wide range of criteria, though with access constraints. This site is complex in planning terms. It is being promoted for residential use and therefore has been assessed as such. Its location in the countryside away from settlement boundaries means that national policy on the development of isolated housing in the countryside gives a theoretical probability that this location would not be deemed suitable for new housing. However, in practice, DBC advise that a number of recent planning appeals suggest that this consideration carries less weight when the site comprises previously developed land, as does this one.</p> <p>Nevertheless, the site is located in the Green Belt in a location where it is not proposed that Green Belt boundaries be altered. Therefore, any residential development could not result in any loss of site openness compared with existing development. This would limit redevelopment potential to less than ten dwellings, and thus, while the site may have potential for limited residential redevelopment, it would be for fewer than ten dwellings and thus not suitable for allocation (even if suitable for development).</p> <p>However, site also has potential to be redeveloped for employment use; if it were promoted as such, there is potential for an 2,800 sq. m development without further compromising Green Belt openness.</p>
Overall site conclusion- final rating	Unsuitable for residential allocation, while still potentially suitable for smaller residential development. Though potentially suitable for employment allocation, it is not being promoted as such and thus has not been assessed in these terms.



LEGEND	
	Site Boundary
	Dacorum District Boundary




Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 48

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:1,300	Purpose of Issue DRAFT
Drawing Number FIGURE 29		Rev 1

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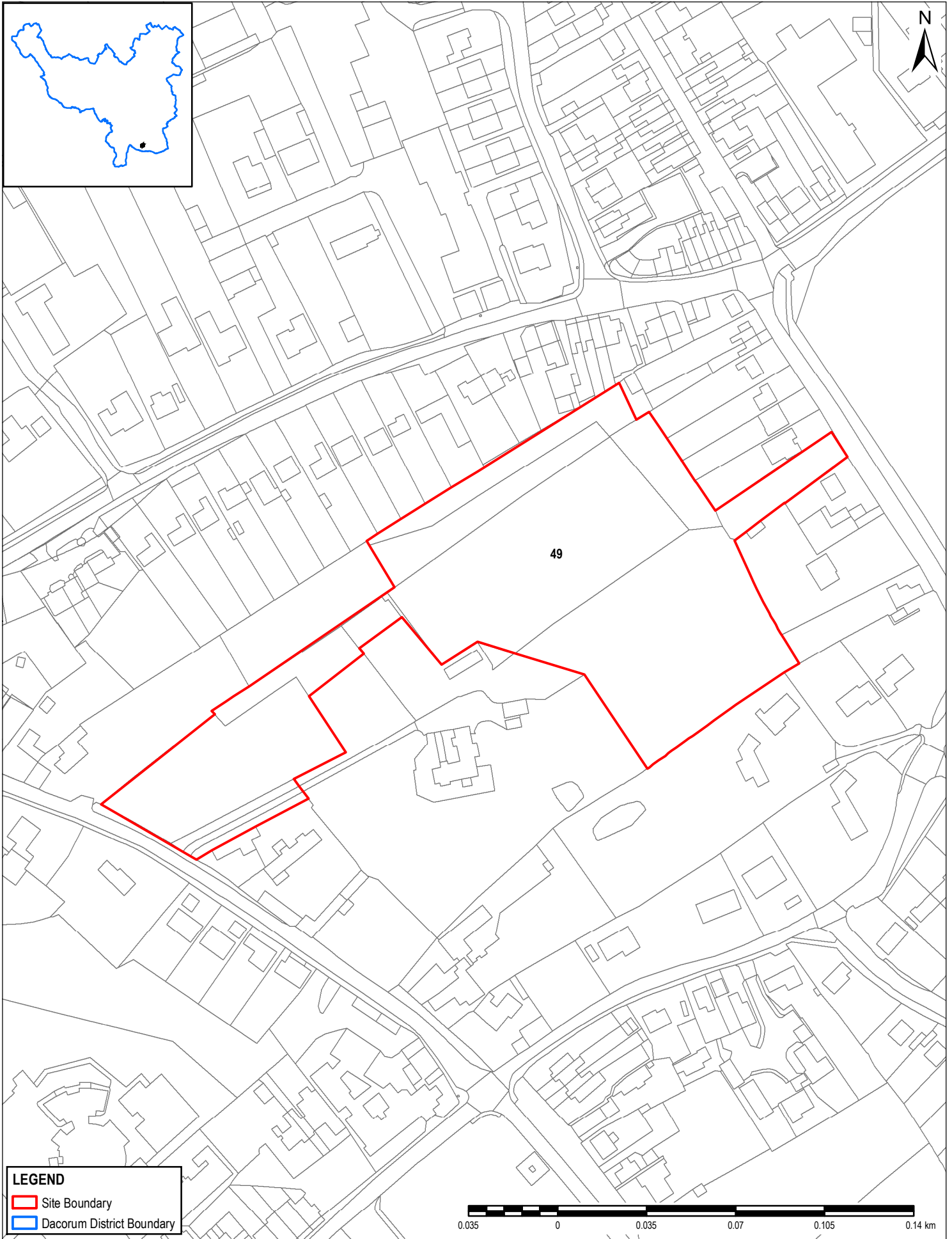
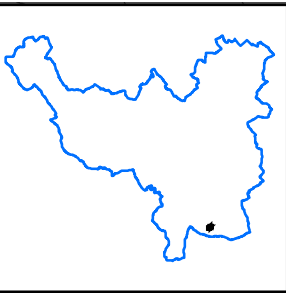
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Site Number: 49 **Site Name: Land north of Kings Lane**

Settlement	Chipperfield				
Gross Area (ha)	1.80				
Net Developable Area (ha)	1.44				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is not directly accessible from the local road network, and would require access via Site 50 'Land to south of Chapel Croft'. Subject to achieving suitable vehicle access, local facilities are available; public transport provision is limited.				
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Site is in settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, a vehicle repair and servicing centre is located approximately 100m north-west of the site, which is considered to be a potential source of contamination with the potential to impact the site.				
Agricultural land quality grade	3				
Existing use	Green space				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x				
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types-conclusion	n/a				
Heritage assets	The site is an enclosed site in the area bounded by Chapel Croft, King's Lane and The Street. Although there are several listed buildings on The Street approx. 140m west of the western boundary of the site, it is well screened from them and development will not have an adverse impact. The site is however within the Chipperfield Conservation Area and sensitive design would be required The Chipperfield Character Area Appraisal divides the Conservation Area into numbered sub-areas, and the site is within Area 4 with a small part in Area 5. However, there is nothing about this specific site that forms part of the character as described in the Appraisal..				

Site Number: 49 **Site Name: Land north of Kings Lane**

Landscape and Visual Impact	<p>The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate.</p> <p>The site covers a similar extent as site 50. The site is on flat ground and comprises a mixture of small paddocks and gardens, enclosed by belts of mature trees which also follow boundaries through the site. The site is bound by development in Chipperfield. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature vegetation.</p>
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	<p>The area does not tend to attract employers due to its poor connectivity, and the businesses that are located there are not in knowledge-intensive sectors and have an unskilled labour force. Therefore, the area does not appear suitable as a place that drives economic development. In addition, the employees have to travel far to their place of work in the village of Chipperfield. The poor connectivity means that these workers have to travel via car, and even access by car is weak. Chipperfield is labelled as an "area with development restraint" and this is reiterated in the Chipperfield Village Design Statement sourced in the Local Plan Issues and Options Consultation 2017.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	This site would constitute infill and therefore would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	As this site would be infill, this does not affect defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Site has significant heritage and access constraints but otherwise performs relatively well across other assessment criteria. However it is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt and as such is considered unsuitable for allocation. While limited infilling in villages is permitted by national Green Belt policy, this is a larger site capable of accommodating major development and thus unlikely to be considered as limited infilling.</p>
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary



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SITE 49		FIGURE 30			

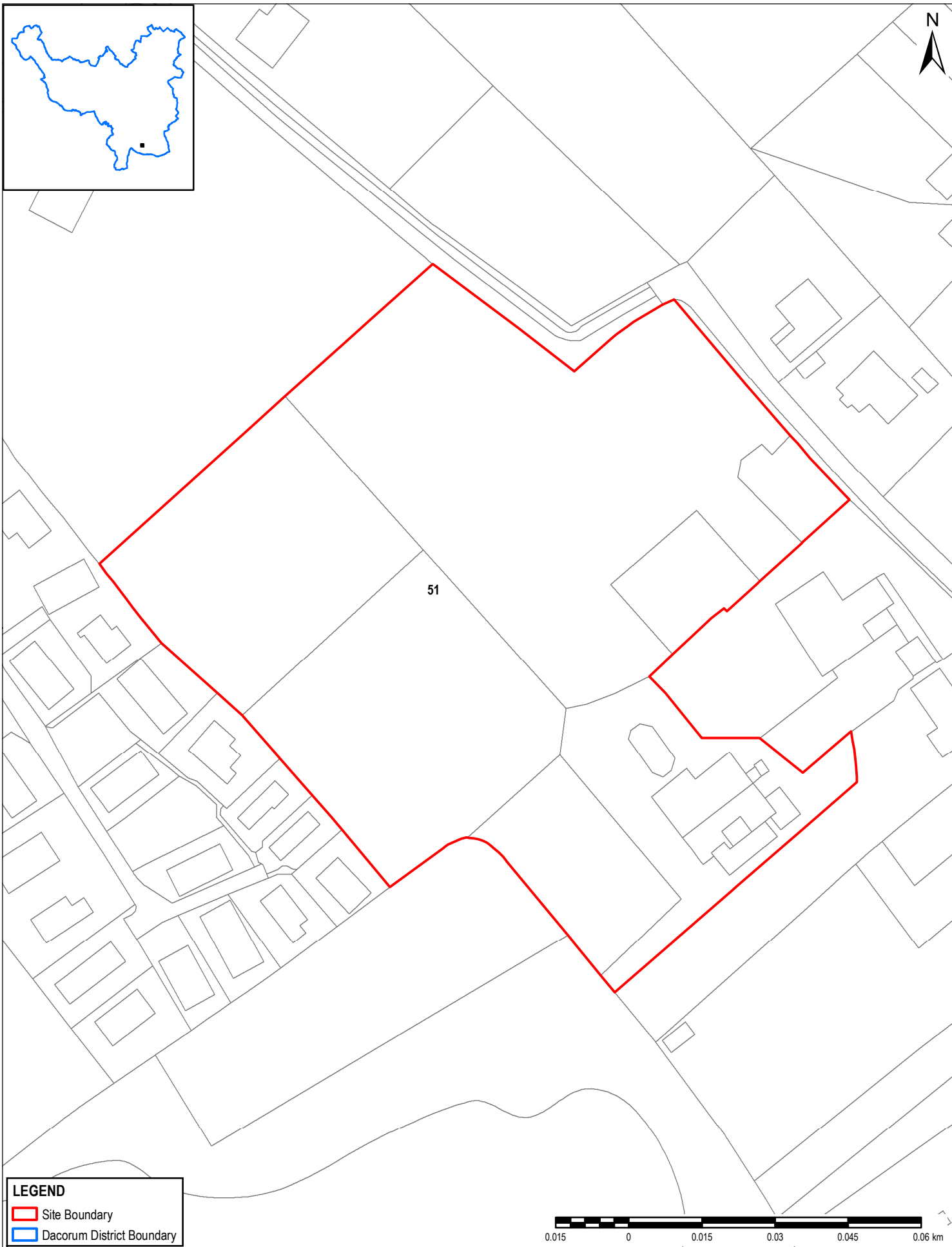
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Site Number: 51 **Site Name: Old Stables, Croft Lane**

Settlement	Chipperfield			
Gross Area (ha)	1.28			
Net Developable Area (ha)	1.02			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from Croft Lane. However, the road narrows to a single lane immediately adjacent to the site; there is no suitable pedestrian connection along Croft Lane to existing footpaths; reasonable access to local facilities; limited public transport provision.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is adjacent to a settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for elements of sites that are previously developed land, redevelopment may take place as long as there is no impact on the site's openness. Although there are parts of this site that are previously-developed, it is entirely open and thus any development would compromise openness.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of multiple unknown heaps, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heaps, which are considered to be potential sources of on-site contamination. Furthermore, Made Ground is expected on-site due to the historic development of the site.			
Agricultural land quality grade	3			
Existing use	Residential and green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x				
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	The site is surrounded by development to the north east, south east and south west with mature trees to the north west. The group of four Grade II listed buildings at Frenches Farm is approx. 300m to the west but is well screened from the site.			

Site Number: 51 **Site Name: Old Stables, Croft Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The site is within LCA 107 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is flat and comprises several paddocks and buildings within a developed part of Chipperfield. There is adjoining development on each side of the site. Overall, the site is judged to perform well on this criterion.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area does not tend to attract employers due to its poor connectivity, and the businesses that are located there are not in knowledge-intensive sectors and have an unskilled labour force. Therefore, the area does not appear suitable as a place that drives economic development. In addition, the employees have to travel far to their place of work in the village of Chipperfield. The poor connectivity means that these workers have to travel via car, and even access by car is weak. Chipperfield is labelled as an "area with development restraint" and this is reiterated in the Chipperfield Village Design Statement sourced in the Local Plan Issues and Options Consultation 2017.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	This site would constitute infill and therefore would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	As this site would be infill, this does not affect defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is constrained in terms of access, but otherwise performs well on a wide range of criteria. However, it comprises previously developed land in the Green Belt in a location where it is not proposed to release land from the Green Belt and, as such, redevelopment cannot result in a decrease in the site's existing openness. While limited infilling in villages is permitted by national Green Belt policy, this is a larger site unlikely to be considered as limited infilling. and therefore the site is not suitable for potential allocation/the purposes of this study.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary



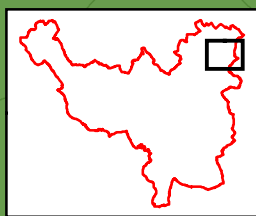
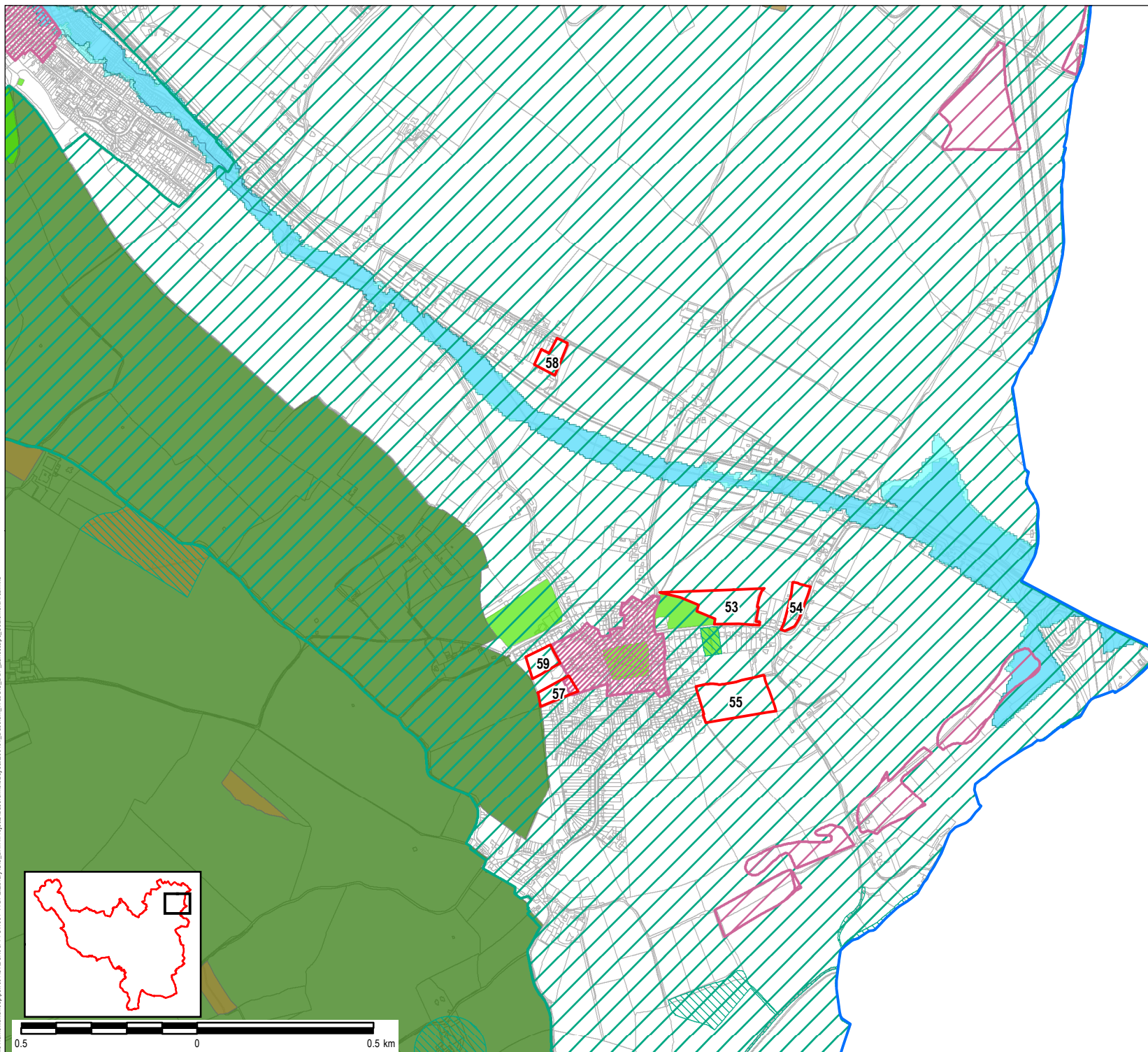
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2.5 Flamstead sites

LEGEND

- Site Boundary
- Dacorum District Boundary
- Conservation Area
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- AONB
- Flood Zone 2
- Flood Zone 3



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Purpose of Issue
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Client
DACORUM BOROUGH COUNCIL

Project Title
**DACORUM SITE ASSESSMENT
 STUDY**

Drawing Title
**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 FLAMSTEAD**

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FIGURE 9

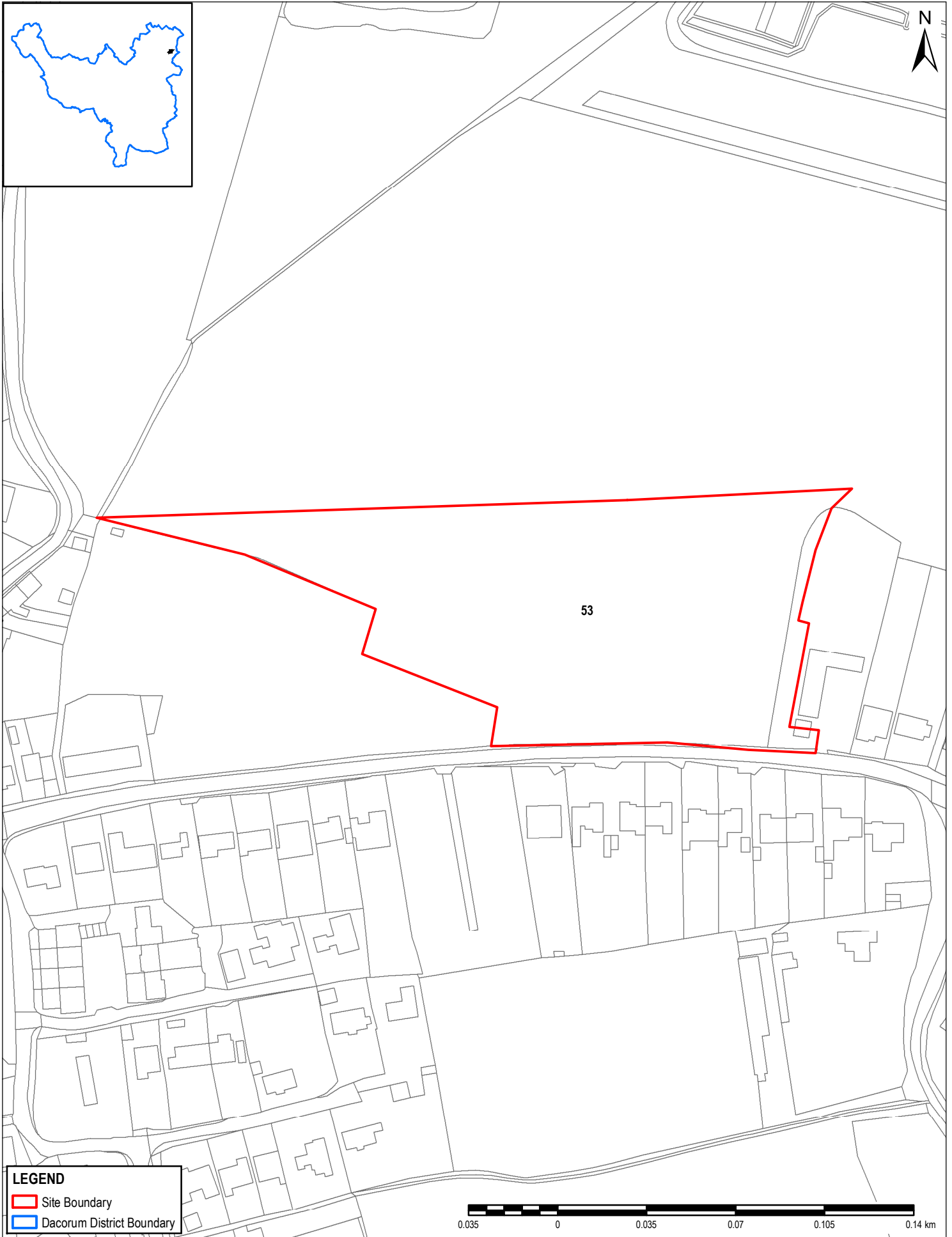
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Site Number: 53 **Site Name: Barn Field, Singlets Lane**

Settlement	Flamstead			
Gross Area (ha)	1.73			
Net Developable Area (ha)	1.38			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Singlets Lane); reasonable access to local facilities and good access to public transport.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is outside of settlement boundary, adjacent to settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, a vehicle restoration centre is located approximately 200m north-east of the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x	x	
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types- conclusion	n/a			
Heritage assets	The Grade II listed Delmerend Farm (NHLE 1100375) is approx. 300m to the south of the site and screened from it by development on the south side of Singlets Lane and vegetation beyond. The south west corner of the site is approx. 55m east of the Grade II listed Old Lodge (NHLE 1348465). There is screening by vegetation at this point but development here would need to be sensitive. The site is adjacent to the area of archaeological significance of DAC_18. The potential for archaeological remains relating to DAC_18 is restricted to the core of the village of Flamstead and unlikely to extend into the site.			

Site Number: 53 **Site Name: Barn Field, Singlets Lane**

Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is in an elevated position on the upper slope of the north-facing River Ver valley side and comprises the southern part of an arable field to the north-east of central Flamstead. With the exception of the northern edge of the site, the site is bordered by hedgerows and trees and residential land use. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of its elevated location on the valley side and the open character of the northern edge of the site.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	This site would constitute infill and therefore would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site does not follow existing field boundaries and therefore would not benefit from defensible boundaries
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs relatively well on most criteria. However it is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt and as such is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 53

Client DACORUM BOROUGH COUNCIL		
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Date 07/01/2020	Scale @ A4 1:1,900	Purpose of Issue DRAFT
Drawing Number FIGURE 32		Rev 1

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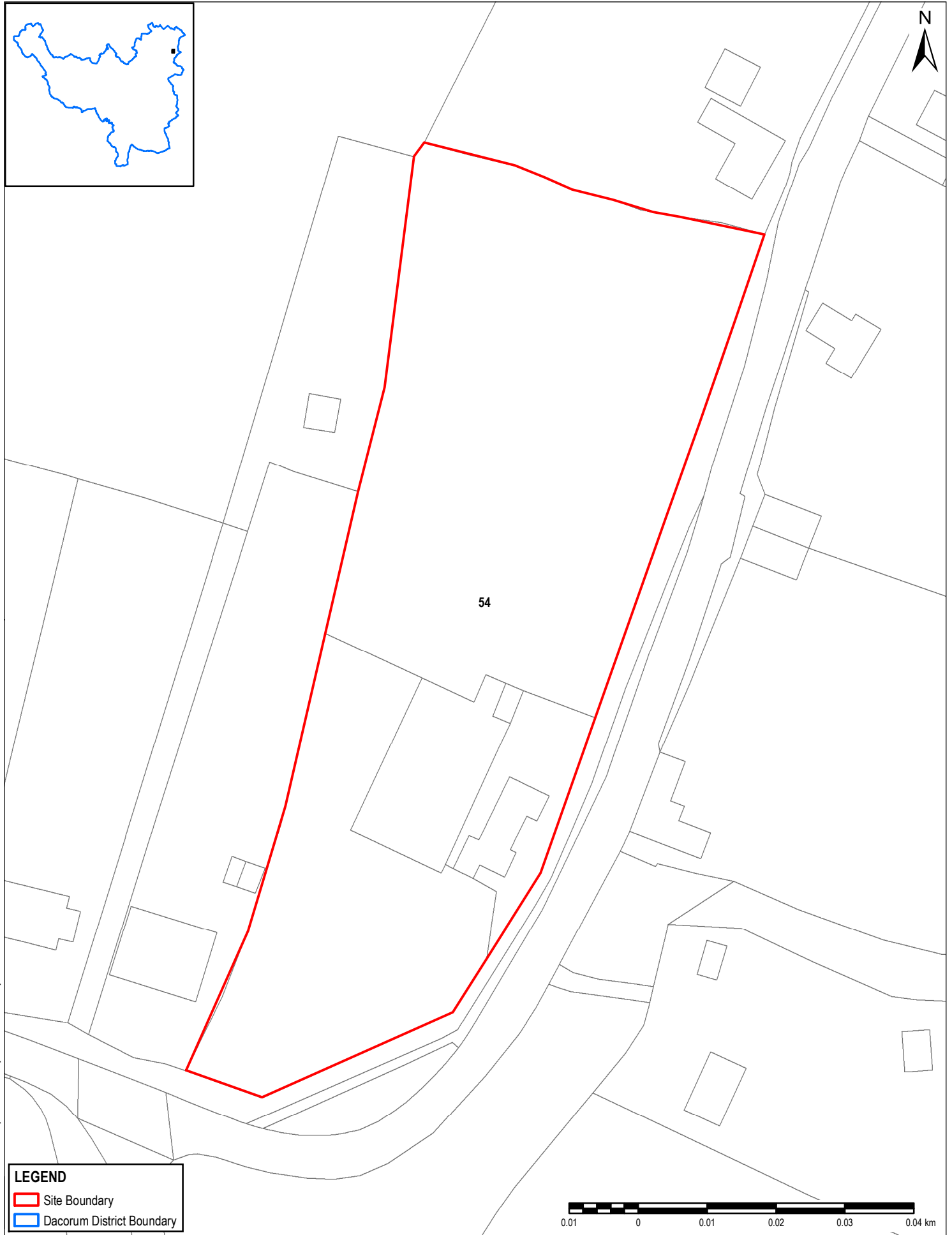
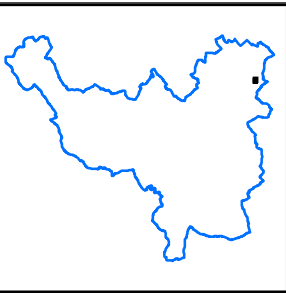
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Site Number: 54 **Site Name: Bowling Green Stables**

Settlement	Flamstead
Gross Area (ha)	0.55
Net Developable Area (ha)	0.44
Current Use (Greenfield / Brownfield / Mixture)	Mixture
Proposed Use	Residential
Design Case Study	n/a
Gross Density (dph)	n/a
Net Density (dph)	n/a
Gross dwelling Capacity (dwellings)	n/a
Employment floorspace capacity (sq. m, net)	n/a
Transport conclusion	The site is accessible from the local road network (Chequers Hill); reasonable access to local facilities and access to (very limited) public transport.
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. Drainage requirements must be considered early in the site planning process to ensure the risk of surface water flooding is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.
In Green Belt?	Yes
Green Belt Review Overall Conclusions	Site is outside but adjacent to settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. Furthermore, Made Ground is expected on-site due to the historic development of the site.
Agricultural land quality grade	3
Existing use	Agriculture and one farm building
Neighbouring land use:	
Housing	Industrial
Agricultural	Social infrastructure
Other uses	
x	x
x	x
Conclusion on potential land use based on neighbouring uses	Residential
Potential for mix of housing types-conclusion	n/a
Heritage assets	The closest listed building to the site is Delmerend Farm (NHLE 1100375) approx. 250m to the south but this is well screened by intervening woods.
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is on the upper slope of the north-facing River Ver valley side and comprises a small paddock enclosed by mature trees and hedgerows. The site is part of the lower density ribbon development adjacent to Chequers Hill. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the mature vegetation around the site boundary.

Site Number: 54 **Site Name: Bowling Green Stables**

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site is separate from the main built up area of Flamstead and development here would extend the existing ribbon pattern.
Spatial Opportunities and Constraints- coalescence risk	Development here would create coalescence between Flamstead and development associated with M1 Junction 9, effectively creating ribbon development.
Spatial Opportunities and Constraints- defensible boundary potential	The site can use existing hedgerows as defensible boundaries
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs relatively well on most criteria except for spatial opportunities and constraints. However it is greenfield land in the Green Belt (though the site does contain some stables) in a location where it is not proposed to release Green Belt and as such is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 54

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:700	Purpose of Issue DRAFT
Drawing Number FIGURE 33		Rev 1

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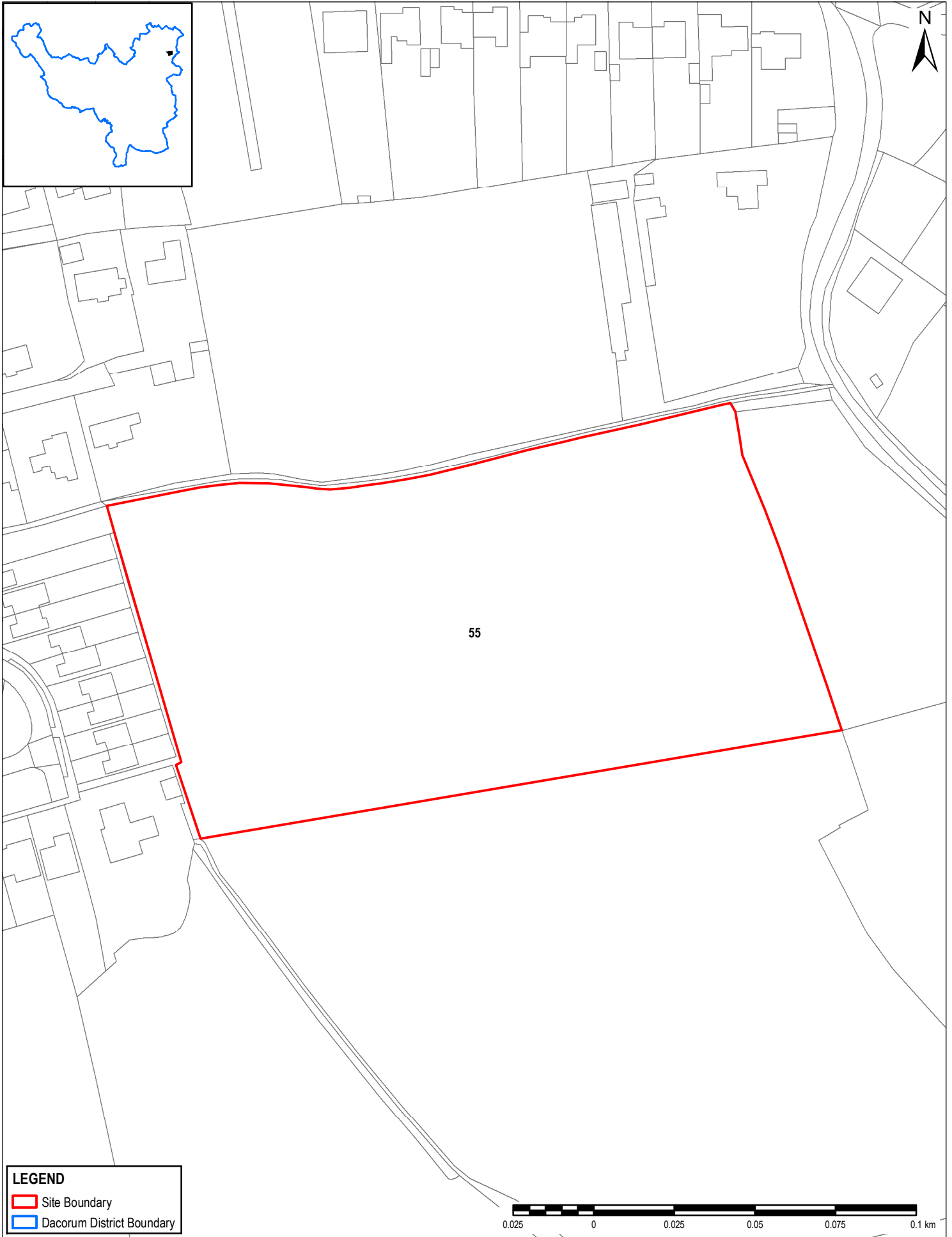
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Site Number: 55 **Site Name: Delmer End Lane**

Settlement	Flamstead				
Gross Area (ha)	2.05				
Net Developable Area (ha)	1.64				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site does not appear to have direct access to the local road network.				
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are incidents of flooding recorded by Dacorum BC as reflected in the 2007 Strategic Flood Risk Assessment. This information should be reviewed during the site planning process. As the site is greater than 1 hectare a Flood Risk Assessment will be required to accompany a planning application.				
In Green Belt?	Yes				
Green Belt Review Overall Conclusions	Site is outside but adjacent to settlement completely washed over by Green Belt. It is understood that there is no intention for Green Belt boundaries to be altered in this location. While national Green Belt policy allows for limited exceptions where development may be permitted, it is not considered that these would apply to this large greenfield site that is currently entirely open and contains no previously-developed land.				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination.				
Agricultural land quality grade	3				
Existing use	Agriculture				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		x		
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types- conclusion	n/a				
Heritage assets	The south east corner of the site is approx. 60m north west of Delmerend Farm (NHLE 1100375). There is some screening in place from a field boundary. The site is situated 100m from the area of archaeological significance of DAC_18. The potential for archaeological remains relating to DAC_18 is restricted to the core of the village of Flamstead and unlikely to extend into the site.				
Landscape and Visual Impact	The site is not within the Chilterns AONB and would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is on sloping land with a fall from north to south and comprises the northern part of a large field. The site is used as a paddock and is enclosed by mature trees to the north, east and west, but is open to the south. There are residential land uses to the west of the site, to which the southern edge of the site is aligned. Overall, the site is judged perform reasonably on this criterion with minor constraints as a result of the mature vegetation around its boundary and the open character of the southern edge of the site.				

Site Number: 55 **Site Name: Delmer End Lane**

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development here could change the existing settlement pattern from nucleated to a more ribbon form, with some impact on local character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Existing hedgerows form defensible boundaries
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is very constrained in terms of access but otherwise performs well on wide range of criteria. However it comprises greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and any redevelopment cannot result in a decrease in the site's existing openness. Therefore, the site is considered unsuitable for the purposes of this study.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary

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Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 55

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:1,500	Purpose of Issue DRAFT
Drawing Number FIGURE 34		Rev 1

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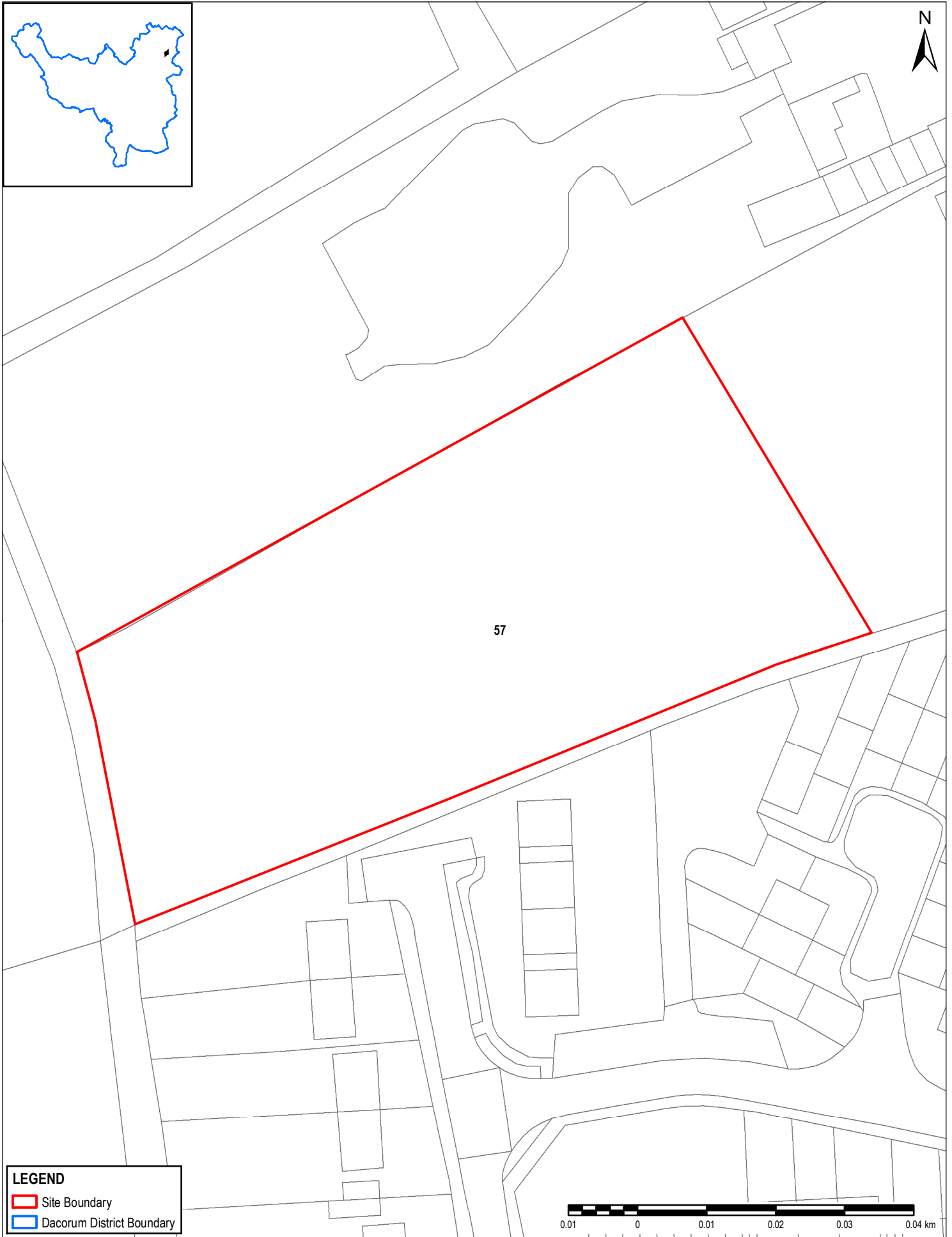
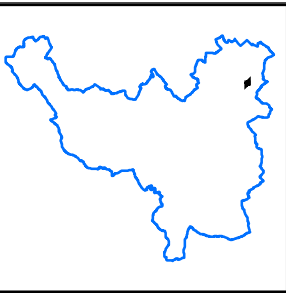
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Site Number: 57 **Site Name: Land west of Pound Farm**

Settlement	Flamstead			
Gross Area (ha)	0.49			
Net Developable Area (ha)	0.39			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site does not appear to have direct access to the local road network			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are recorded incidents of flooding recorded by Dacorum BC. This information should be reviewed during the site planning process.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is outside but adjacent to settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates a builders yard with multiple unknown heaps adjacent to the north of the site and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, which are considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types- conclusion	n/a			
Heritage assets	The site is approx. 75m from the Grade II listed Pound Farm (NHLE 1172917) and a little further from the four other designated assets on Rowley Hill Road. The site is within the setting of Pound Farm and development on it would have an impact on the asset. The site is situated 100m from the area of archaeological significance of DAC_18. The potential for archaeological remains relating to DAC_18 is restricted to the core of the village of Flamstead and unlikely to extend into the site.			

Site Number: 57 **Site Name: Land west of Pound Farm**

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located across the upper parts of Pietley Hill and comprises a small paddock enclosed to the north and east by hedgerows with intermittent trees. The site is open to the west towards a large-scale arable field, and has residential settlement to the south along with the Chiltern Way Long distance trail. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts on the setting of the AONB, its position on Pietley Hill and proximity to the Chiltern Way.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Site can use existing hedgerows as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is very constrained in terms of access and landscape. However it is entirely greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and, as such, development cannot result in a decrease in the site's existing openness, i.e. no residential development is possible. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary



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DACORUM SITE ASSESSMENT STUDY		DACORUM BOROUGH COUNCIL		
SITE 57	Drawn LL	Checked AD	Approved JH	
	Date 07/01/2020	Scale @ A4 1:700	Purpose of Issue DRAFT	
	Drawing Number FIGURE 35		Rev 1	

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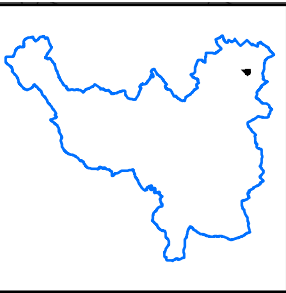
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Site Number: 58 **Site Name: Old Watling Street**

Settlement	Flamstead			
Gross Area (ha)	0.49			
Net Developable Area (ha)	0.39			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Old Watling Street). However, the road is narrow with no footpaths; the site is within a reasonable distance of local facilities, but these cannot be safely and conveniently accessed on foot.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is outside but adjacent to settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location. However for sites that are previously developed land, redevelopment may take place.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of an unknown heap located within the south-eastern corner of the site, dated 2013, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Green space			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types- conclusion	n/a			
Heritage assets	No built heritage constraints.			
Landscape and Visual Impact	The site is not within the Chilterns AONB and is unlikely to impact the setting of the AONB due to distance and intervening features. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is located across the River Ver valley side, and comprises mature vegetation and a paddock. The site is between the A5183 to the south and Old Watling Street to the north and at the edge of a linear row of houses fronting Old Watling Street. Overall, the site is judged to perform reasonably on this criterion with minor constraints due to the valley side location and the mature vegetation on the site.			

Site Number: 58 **Site Name: Old Watling Street**

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	At a site-specific level, development here would have the potential to create a new defensible boundary in the form of a field boundary on the eastern edge of the group of properties along Old Watling Street. However, at a wider level, this site would simply form an extension to ribbon development in the countryside that is not associated with any settlement (including Flamstead itself, which is relatively distant)
Noise and pollution- bad neighbour uses?	Close to the A5
Overall site conclusion- comments	Site is constrained in terms of access but performs well on most other criteria. However it is entirely greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and as such development cannot result in a decrease in the site's existing openness, i.e. no residential development is possible. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 58

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:600	Purpose of Issue DRAFT
Drawing Number FIGURE 36		Rev 1

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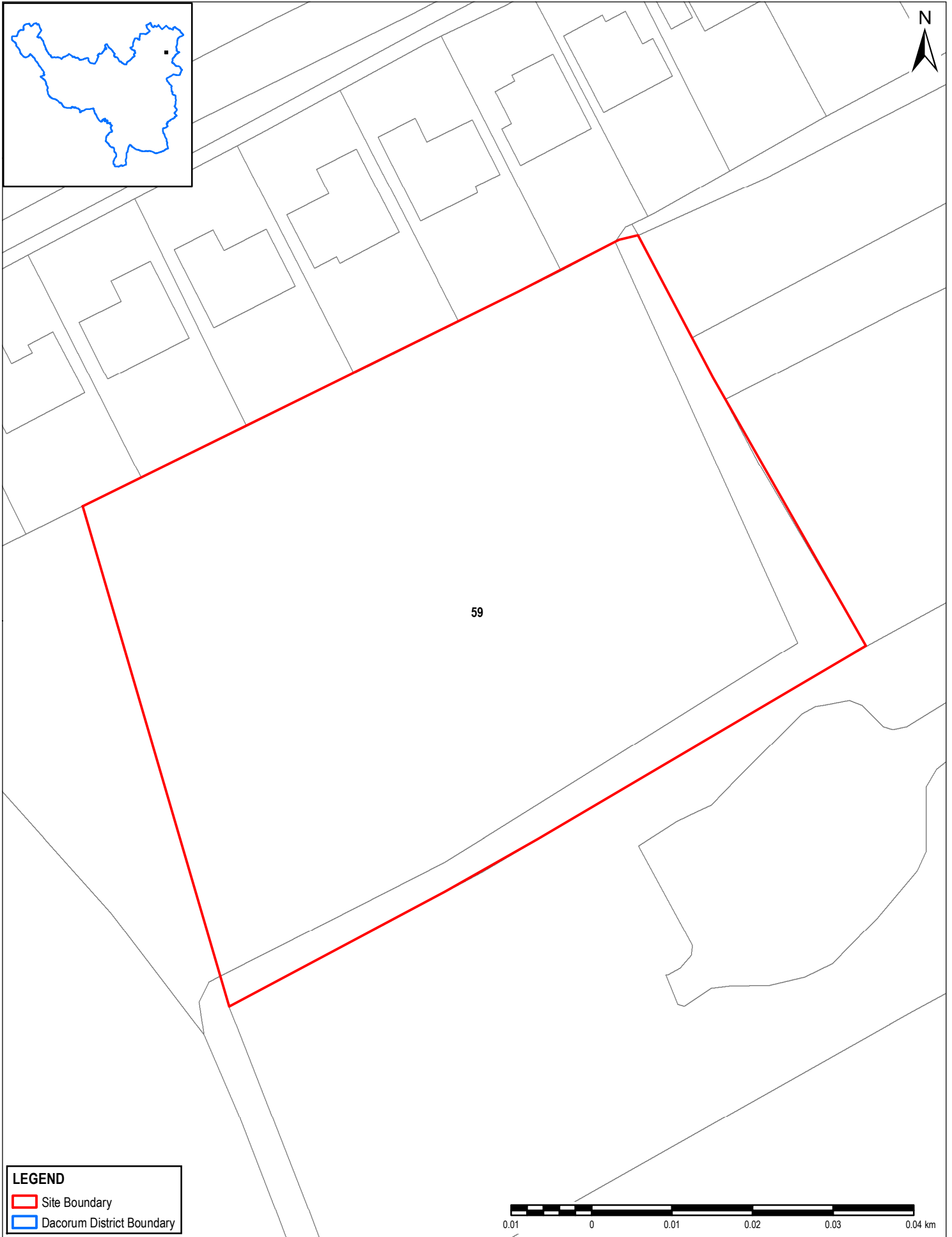
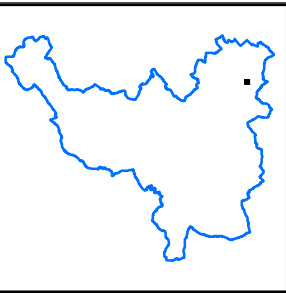
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Site Number: 59 **Site Name: South of Trowley Heights**

Settlement	Flamstead			
Gross Area (ha)	0.51			
Net Developable Area (ha)	0.41			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	n/a			
Gross Density (dph)	n/a			
Net Density (dph)	n/a			
Gross dwelling Capacity (dwellings)	n/a			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site does not appear to have access to the local road network.			
Flooding conclusion	The site is shown to be at low risk of flooding from all sources based on the information used in this assessment. However there are recorded incidents of flooding recorded by Dacorum BC. This information should be reviewed during the site planning process.			
In Green Belt?	Yes			
Green Belt Review Overall Conclusions	Site is outside but adjacent to settlement completely washed over by Green Belt. Therefore it is understood that there is no intention for Green Belt boundaries to be altered in this location.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with Lewes Nodular Chalk Formation and Seaford Chalk Formation, and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, aerial imagery for the site indicates the presence of an builders yard with unknown heaps located adjacent to the south of the site and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Agriculture			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
x		x		x
Conclusion on potential land use based on neighbouring uses	Residential			
Potential for mix of housing types-conclusion	n/a			
Heritage assets	The eastern boundary of the site is approx. 100m west of five listed buildings on Trowley Hill Road and the same distance south west of two listed buildings on Chapel Road. There is screening from vegetation and development in both directions and the site does not contribute to the assets' setting. The site is situated 100m from the area of archaeological significance of DAC_18. The potential for archaeological remains relating to DAC_18 is restricted to the core of the village of Flamstead and unlikely to extend into the site.			
Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity. The south of the site is within LCA 126 of the DLCA; the condition of the LCA is described as moderate, and the strength of character of the LCA is described as moderate. The site is in an elevated position and comprises a small paddock enclosed by hedgerows and trees. There is a linear residential development immediately north of the site, and further development to the east. The site is crossed by several public rights of way. Overall, the site is judged to perform reasonably on this criterion but with major constraints as a result of the potential for impacts on the setting of the AONB, its elevated position and the public rights of way which cross the site.			

Site Number: 59 **Site Name: South of Trowley Heights**


Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	There are some businesses in the surrounding area, but workers tend to have a lower level of qualifications than the average for the Borough and country. A lot of people work from home with a likely reason being the remoteness of the area from the rest of the Borough. Those who work within the office and industrial space have to travel far, typically by car, due to the poor connectivity. The Adopted Core Strategy identifies Flamstead as an "area with development restraint".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Development here would help reinforce a defensible boundary on the western edge of Flamstead by building along the field boundary.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is inaccessible and constrained in terms of landscape. Additionally, it is entirely greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and as such development cannot result in a decrease in the site's existing openness, i.e. no residential development is possible. As such it is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



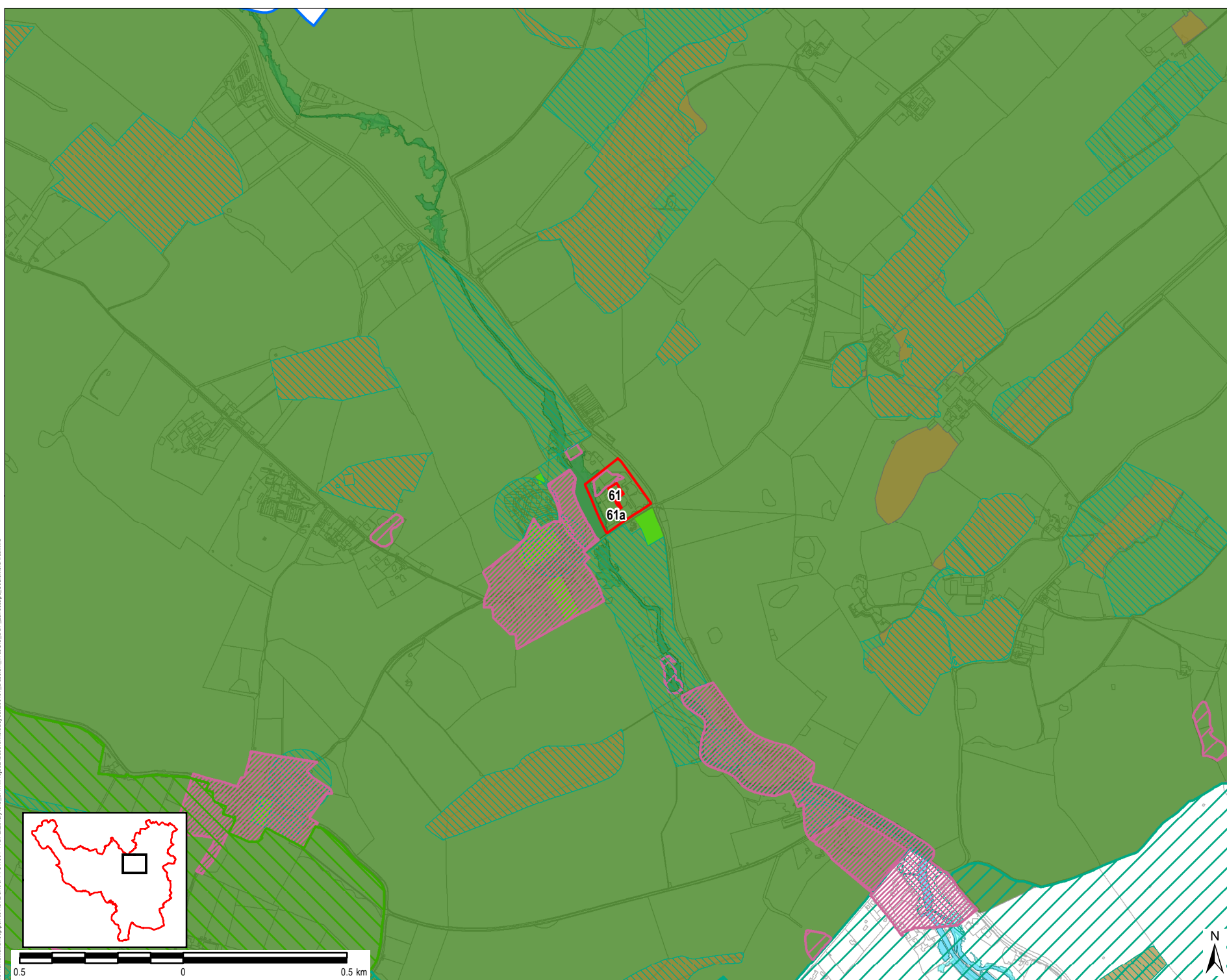
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DACORUM SITE ASSESSMENT STUDY		DACORUM BOROUGH COUNCIL			
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LL	AD	JH			
Date	Scale @ A4	Purpose of Issue			
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Drawing Number		Rev		<small>THIS DOCUMENT HAS BEEN PREPARED PURSUANT TO AND SUBJECT TO THE TERMS OF AECOM'S APPOINTMENT BY ITS CLIENT. AECOM ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS ORIGINAL CLIENT OR FOLLOWING AECOM'S EXPRESS AGREEMENT TO SUCH USE, AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED.</small>	
SITE 59		FIGURE 37	1		

2.6 Great Gaddesden sites

LEGEND

- Site Boundary
- Dacorum District Boundary
- Park and Garden
- Conservation Area
- Wildlife Site
- Historic Landfill Site
- Green Space
- Green Belt
- Ancient Woodland
- AONB
- Flood Zone 2
- Flood Zone 3



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Client
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Project Title
**DACORUM SITE ASSESSMENT
 STUDY**

Drawing Title
**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 GREAT GADDESSEN**

Drawn LL	Checked AD	Approved JH	Date 07/01/2020
AECOM Internal Project No. 60590216		Scale @ A4 1:15,000	

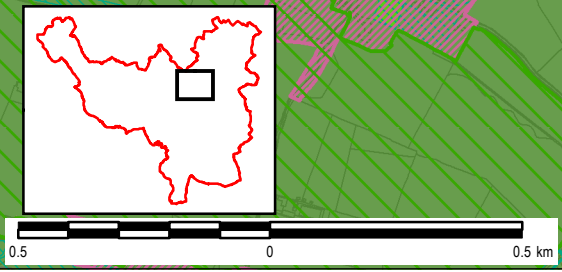
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Drawing Number
FIGURE 10

Rev

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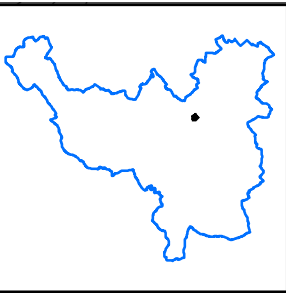




Site Number: 61/61a Site Name: Wyevale Garden Centre, Great Gaddesden

Settlement	Great Gaddesden			
Gross Area (ha)	2.44 (reduced site 61a: 0.98)			
Net Developable Area (ha)	1.95 (site 61a: 0.78)			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	A (applied only to site 61a)			
Gross Density (dph)	21			
Net Density (dph)	25			
Gross dwelling Capacity (dwellings)	21			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site has 2 existing access points onto Piper's Hill, which would be suitable to serve employment or residential development. Although there are bus stops close to the site, public transport provision is poor and inadequate for commuting.			
Flooding conclusion	The River Gade passes along the western edge of the site. Part of the site is defined as Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning and a site-specific Flood Risk Assessment is required to accompany a planning application. Detailed modelling should be undertaken, or obtained from the Environment Agency where available, to determine the flood risk to the site in more detail including an allowance for climate change. The site is shown to be susceptible to surface water flooding. Flow routing and drainage requirements must be considered early in the site planning process to ensure the risk is effectively managed on site and the risk to neighbouring areas is not increased and where possible is reduced. The site is shown to be at residual risk of reservoir flooding which should be assessed further as part of a site-specific Flood Risk Assessment. As the site is suitable for employment use but less so for residential, it would not require the application of the NPPF Exception Test.			
In Green Belt?	No			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Holywell Nodular Chalk Formation and New Pit Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to potential ground contamination. In addition, an inert historic landfill is located on site along with an historic inert landfill located approximately 80m south-west considered to be a potential source of contamination with the potential to impact the site. Furthermore, the site is located within a radon affected area with a radon potential band of 3-5%, requiring the adoption of basic radon protective measures for new developments.			
Agricultural land quality grade	4			
Existing use	Garden centre			
Neighbouring land use:				
Housing	Industrial	Agricultural	Social infrastructure	Other uses
		X		
Conclusion on potential land use based on neighbouring uses	Residential or employment			
Potential for mix of housing types-conclusion	Based on surroundings, likely semi-detached housing. Less suitable for smaller flats due to rural location. Housing mix limited by small site size.			
Heritage assets	The site is approx. 150m from the north-eastern edge of the historic core of Great Gaddesden, a Conservation Area containing a number of listed buildings including the Grade I listed Church of John the Baptist (NHLE 1101262). Although the site is separated from the Conservation Area by the River Gade, development on the site has the potential to change its setting as one approaches the village from the east. The site is located 120m east of DAC_15, an area of archaeological significance relating to the village of Great Gaddesden which may require further archaeological investigation.			

Site Number: 61/61a Site Name: Wyevale Garden Centre, Great Gaddesden

Landscape and Visual Impact	The site is within the AONB. The site is within LCA 123 of the DLCA; the condition of the LCA is described as good, and the strength of character is described as moderate. The site is situated on the flat valley floor of the River Gade valley, adjacent to the river, and comprises a garden centre with associated car parking and amenity areas which include mature trees. Overall, due to the extent of the site, it is judged to be potentially suitable with major constraints as a result of the potential for impacts to the AONB, and the constraint of mature trees. However, there are opportunities given the site is currently developed.
Regeneration potential- indices of Multiple Deprivation score	50% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	50% least deprived
Economic development potential	The area does not tend to attract employers due to its remoteness which means that the employees have to travel far to their place of work as there is a lack of nearby housing and infrastructure. The poor connectivity means that these workers have to travel via car, and even access by car is weak. Great Gaddesden is a very small village with a school, parish hall and church but no real developments and few residential units. The village is located very much in the countryside, with the Core Strategy signalling that areas of countryside should be protected. However, the site is in existing commercial use, showing that there is potential for employment uses..
Environmental designations	Surrounded by Local Wildlife Sites on three boundaries which may result in increased recreational pressure, dependant on the size of development. Also given close proximity may be impacted by dust deposition and atmospheric NOx impact.
Spatial Opportunities and Constraints- local character and history	Location and scale of development would be sympathetic to local character and history because it is previously developed land.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence given existing brownfield site.
Spatial Opportunities and Constraints- defensible boundary potential	Site is PDL so has existing defensible boundaries.
Noise and pollution- bad neighbour uses?	Adjacent to B440 (Leighton Buzzard Road).
Overall site conclusion- comments	<p>This site is highly complex in planning terms. It comprises previously-developed land within an AONB that is being promoted for housing. It is outside an existing settlement boundary, meaning policy resisting the development of isolated homes in the countryside would also in theory make this site less suitable for residential use. However, this needs to be weighed against the fact that a) Great Gaddesden is a highly dispersed settlement and as such it could be argued that the site is not (wholly) isolated in the countryside and b) DBC advise that policy on isolated homes in a number of recent planning appeals for similar sites has tended to carry less weight as long as the site is previously developed.</p> <p>National policy (NPPF paragraph 172) states that planning permission should be refused for major development in AONBs other than in exceptional circumstances and where it can be demonstrated that the development is in the public interest. Neither of these exceptions are considered to apply here. However, NPPF footnote 55 states that whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.</p> <p>In this context DBC is the decision maker, but para. 172 and footnote 55 only appear to cover applications and not allocations. However, DBC have advised that for the purposes of this study, it is not inappropriate to apply the para. 172 and footnote 55 approach for allocations.</p> <p>As the decision-maker, DBC have advised that as long as the existing mature vegetation is retained, which provides significant visual and landscape screening to existing development, then redevelopment of the existing footprint of previously developed buildings and hard-standing would be considered minor development, and therefore the reduced site of 61a would be suitable for allocation.</p> <p>However, given existing commercial activity on site, 61a also has potential to be redeveloped for employment use; if it were promoted as such.</p> <p>The site performs well on other criteria not already referred to in this conclusion.</p>
Overall site conclusion- final rating	61a is potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary




Project Title/Drawing Title

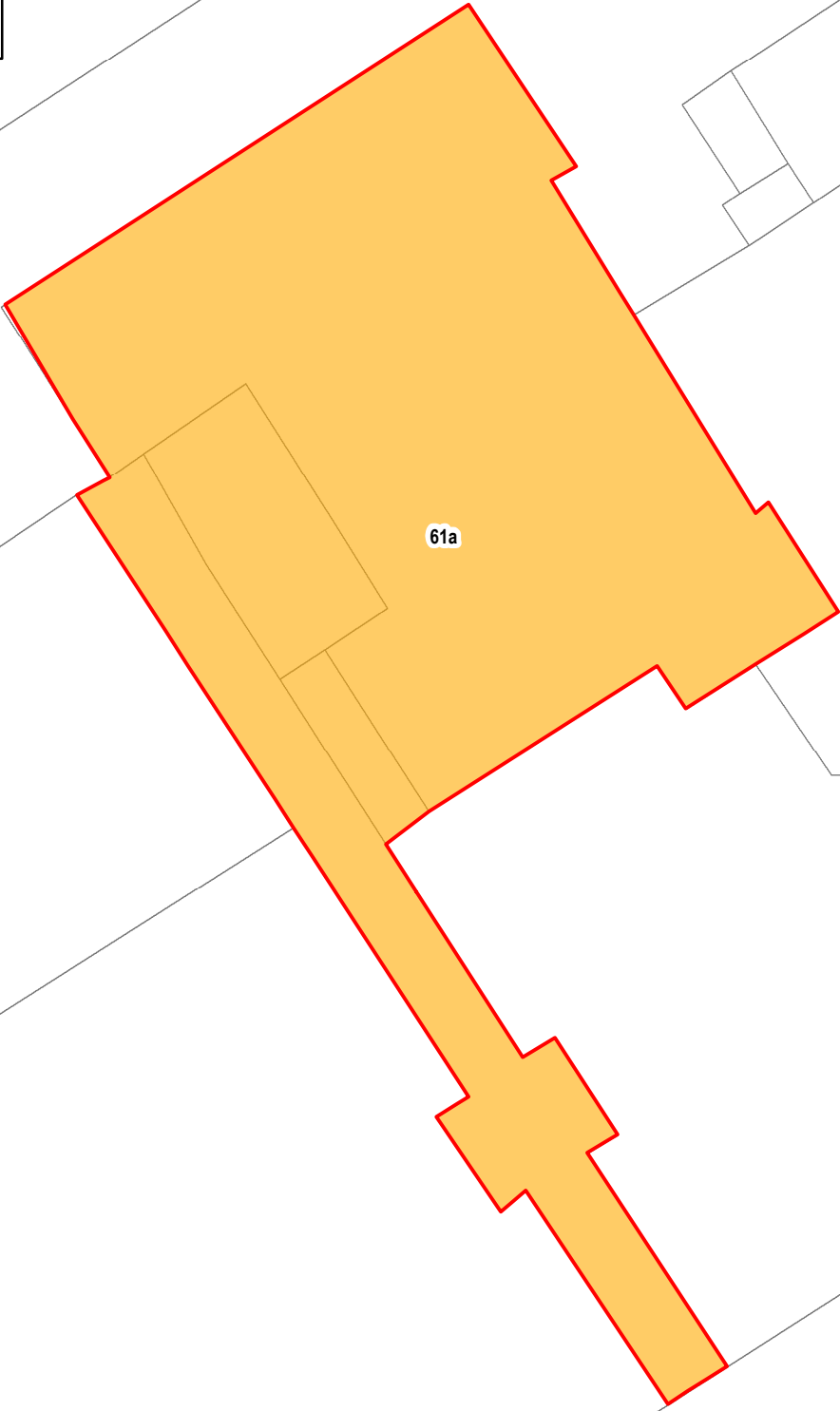
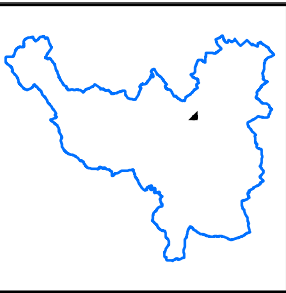
DACORUM SITE ASSESSMENT STUDY

SITE 61

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:1,300	Purpose of Issue DRAFT
Drawing Number FIGURE 38		Rev 1

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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 61A

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:400	Purpose of Issue DRAFT
Drawing Number FIGURE 39		Rev 1

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