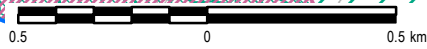
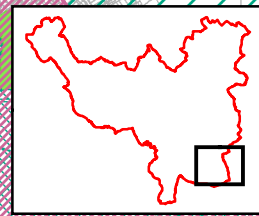
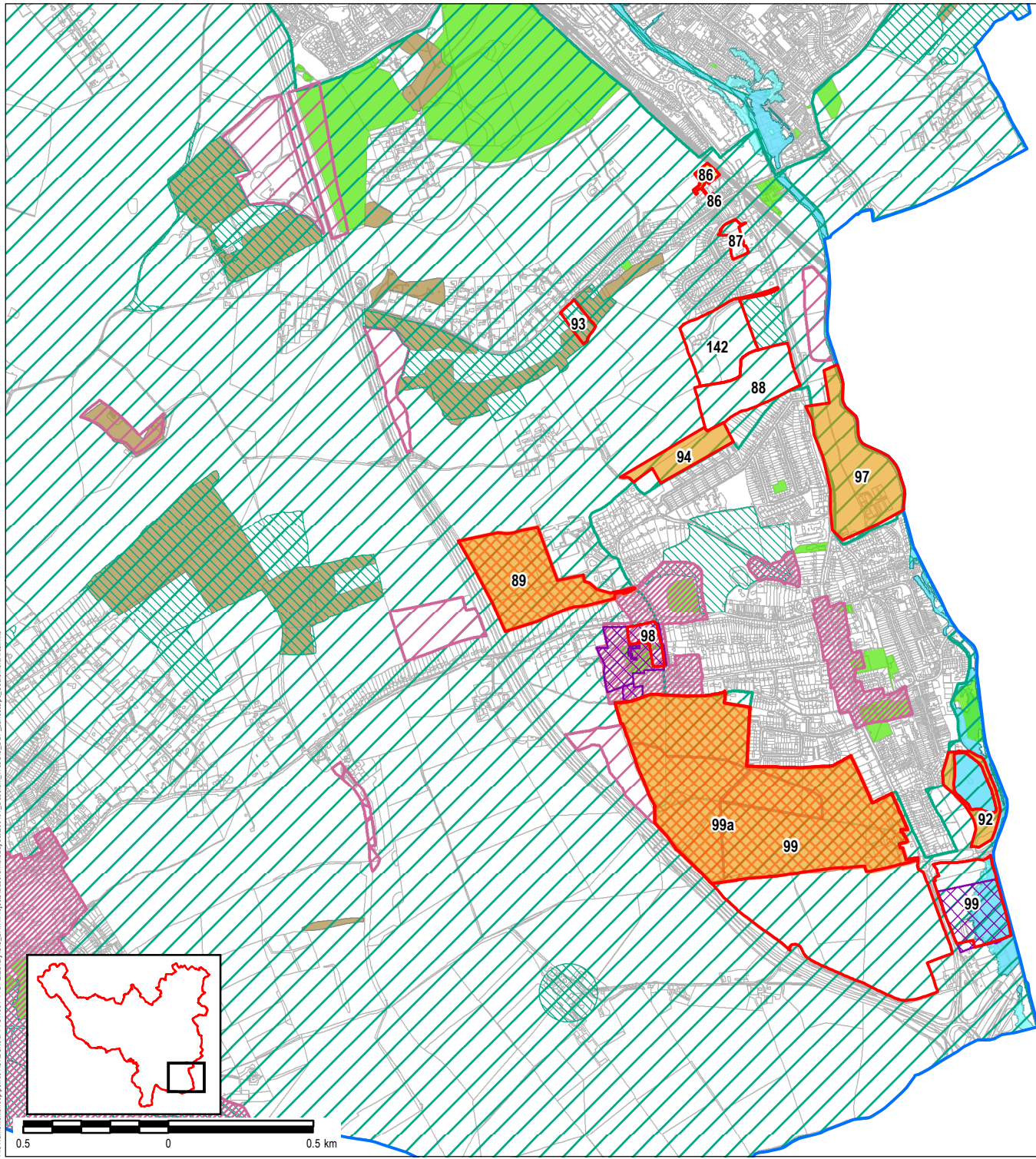


2.8 Kings Langley sites

LEGEND

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



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 2019.

Purpose of Issue
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Client
DACORUM BOROUGH COUNCIL

Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: KINGS LANGLEY

Drawn	Checked	Approved	Date
LL	AD	JH	07/01/2020
AECOM Internal Project No. 60590216		Scale @ A4 1:20,000	

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Drawing Number
FIGURE 12

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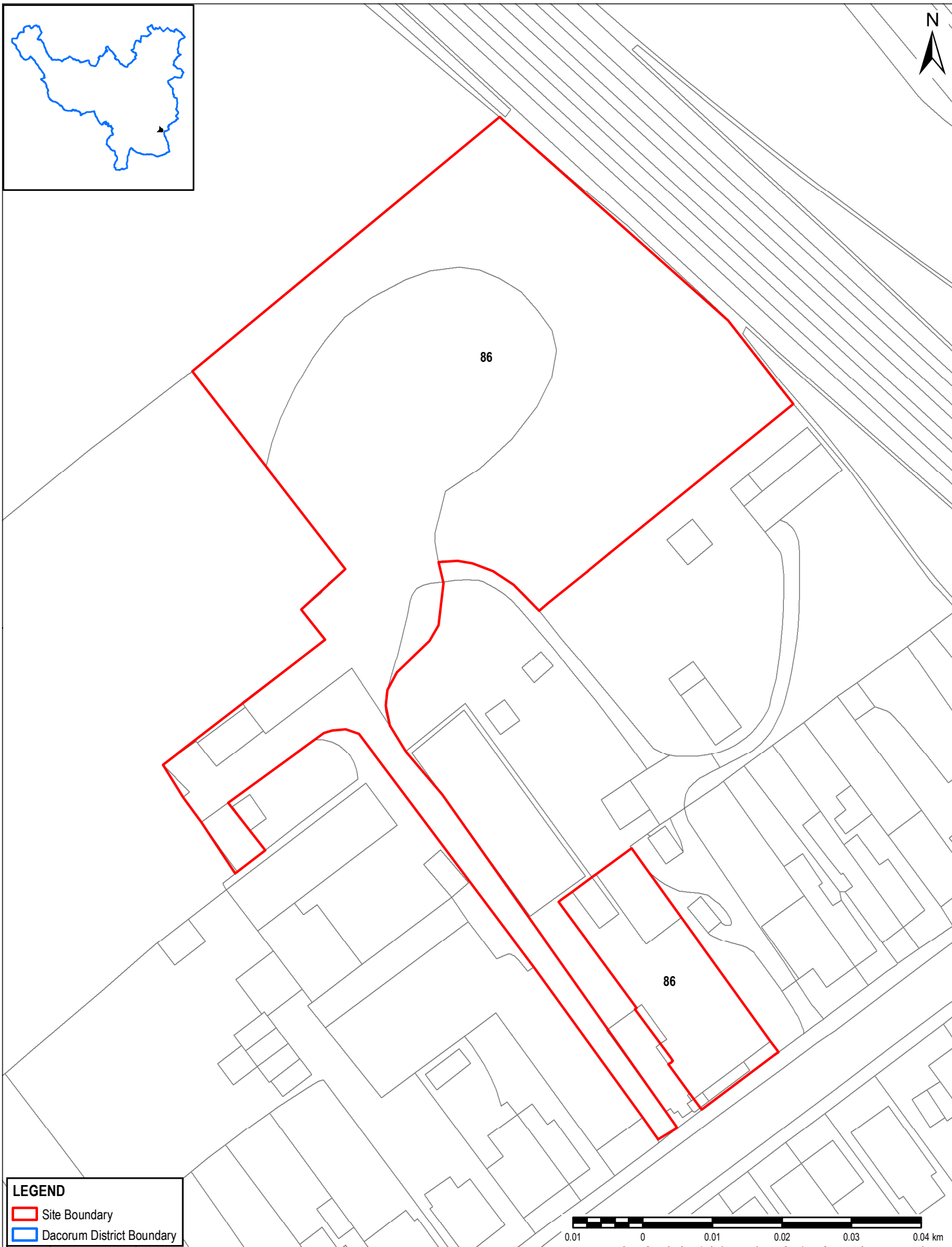
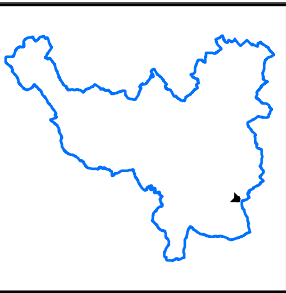
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Site Number: 86 **Site Name: 16-18 and 22 Rucklers Lane**

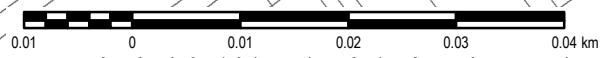
Settlement	Kings Langley				
Gross Area (ha)	0.47				
Net Developable Area (ha)	0.38				
Current Use (Greenfield / Brownfield / Mixture)	Brownfield				
Proposed Use	Residential (note: site also has potential to be suitable for employment use)				
Design Case Study	D				
Gross Density (dph)	29				
Net Density (dph)	40.5				
Gross dwelling Capacity (dwellings)	14				
Employment floorspace capacity (sq. m, net)					
Transport conclusion	The eastern parcel of land has frontage onto Rucklers Lane which could provide adequate access to this parcel. The land to the west and rear of the site is accessed via an existing driveway, which would not be suitable to serve residential development (narrow, no footpaths); the land to the west and rear requires development with the adjacent Site 82 'Shendish Manor and Fairfields' to achieve satisfactory access. Good access to 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 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, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, a vehicle repair and servicing centre is located adjacent to the south of the site along with rail infrastructure located to the east of the site, considered to be potential sources of contamination with the potential to impact the site. Finally, Made Ground is expected across the site.				
Agricultural land quality grade	3				
Existing use	Car park				
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 site has capacity for a range of housing types.				
Heritage assets	This site is located within the larger Site 82, Shendish Manor and Fairfields site in its eastern corner. The site comprises mainly hardstanding and access to a light industrial site. The only asset in proximity to the site is the Grade II listed Red Lion Public House (NHLE 1174036) which is completely screened by the railway embankment immediately to the north of 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 site is within LCA 8 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 comprises brownfield land currently in use as a car park, adjoining settlement to the south and the West Coast Main Line to the east. Overall, the site is judged to perform well on this criterion.				


Site Number: 86 **Site Name: 16-18 and 22 Rucklers 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 where the site is located, to the north of Kings Langley but near Apsley Station contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. This concentration of businesses would suggest the site seen as an attractive destination for potential employers and the good-quality workforce travelling to this location is a further major benefit. The Dacorum Employment Land Availability Assessment shows that Kings Langley has attracted occupiers such as EMTEX and Imagination Technologies via its accessibility to quality housing (attractive to directors) and ease of access to London. However, those companies are located to the south of the village near to the station and the M25 which are both seen as crucial. This site is located to the north which means it is not particularly accessible by train. Kings Langley is seen as a "place with limited opportunity" for development, and the lack of accessibility to the station is the main constraint for this site.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be sympathetic to local character because it is previously developed land.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would not risk coalescence as it is previously developed.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundary to the north east with the railway track.
Noise and pollution- bad neighbour uses?	Adjacent to a railway line.
Overall site conclusion- comments	Site performs well on a range of criteria and based on neighbouring uses, judged as suitable for residential or employment development. Most significant constraint is access, but there is potential for this to be mitigated if landowner works together with that of Site 82. Site is in Green Belt but Green Belt Review indicates fewer constraints to de-designation. 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



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SITE 86		FIGURE 60			

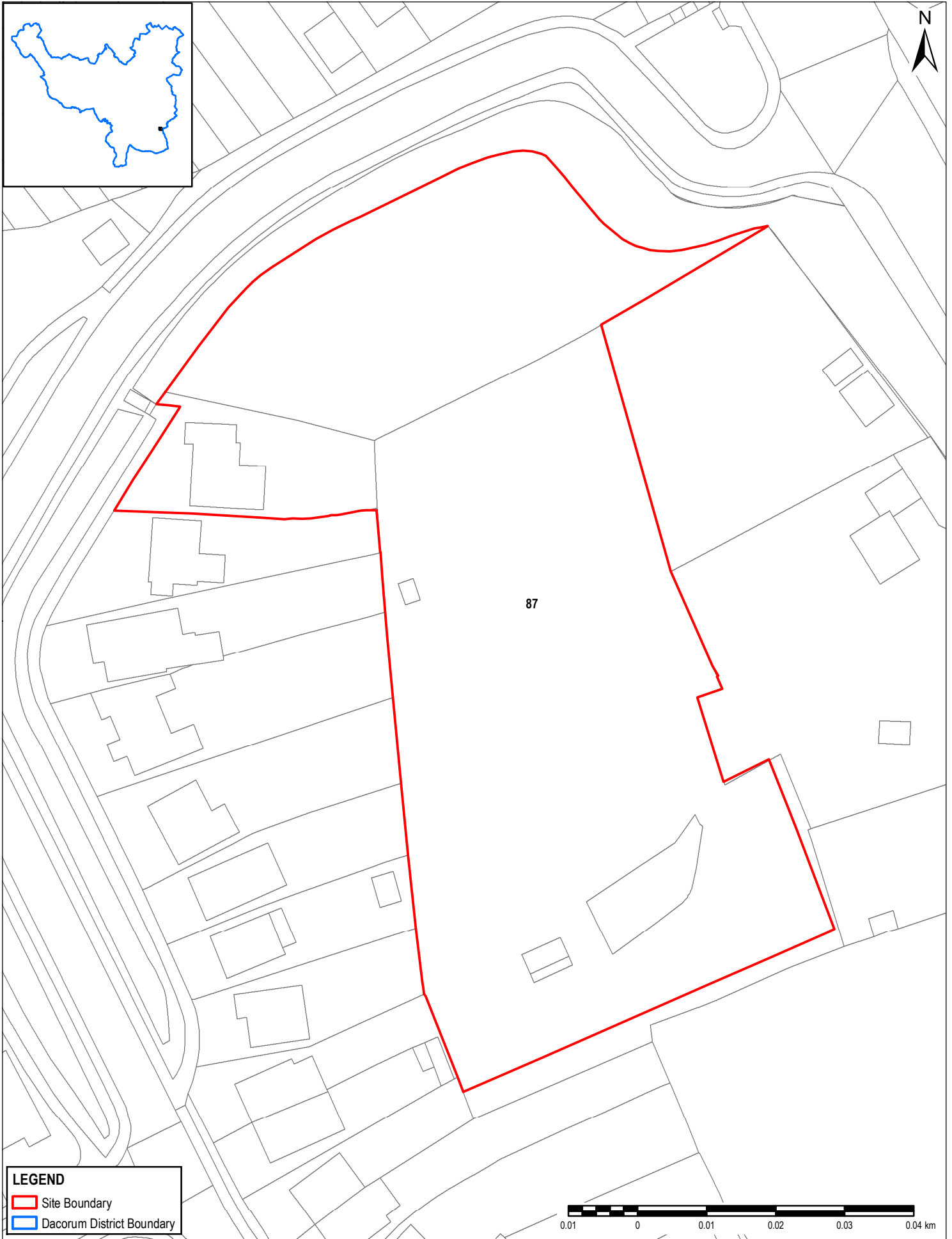
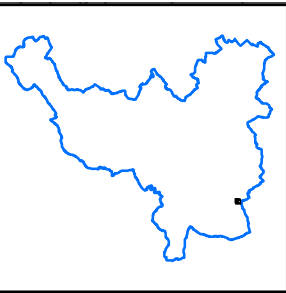
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Site Number: 87 **Site Name: Abbots Rise**

Settlement	Kings Langley				
Gross Area (ha)	0.66				
Net Developable Area (ha)	0.53				
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 (Abbots Rise); good access to public transport and reasonable access to local facilities.				
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 Hertfordshire CC. This information should be reviewed during the site planning process.				
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 the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, a petrol filling station is located approximately 50m east of the site along with rail infrastructure approximately 100m east of the site; both considered to be a potential source of contamination with the potential to impact the site.				
Agricultural land quality grade	3				
Existing use	Woodland				
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 site is to the north of Site 85, 127 Hempstead Road and about the same distance from the Grade II listed Eagle Public House and Adjoining Garage to No 129 (II, 1100444). Care would need to be taken on the southern end of the site not to affect the setting of the asset, retention of the current trees would help. Although the site is located 150m north of the archaeological area of significance of DAC_40, this is considered distant enough it would not automatically imply the need for 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 site is within LCA 8 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 comprises an area of woodland designated by a TPO. Overall, the site performs poorly on this criterion as it is mature woodland designated by TPO.				

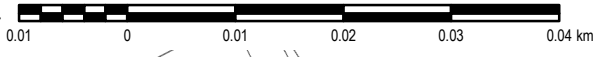
Site Number: 87 **Site Name: Abbots Rise**

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 where the site is located, to the north of Kings Langley but near Apsley Station contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. This concentration of businesses would suggest the site seen as an attractive destination for potential employers and the good-quality workforce travelling to this location is a further major benefit. The Dacorum Employment Land Availability Assessment shows that Kings Langley has attracted occupiers such as EMTEX and Imagination Technologies via its accessibility to quality housing (attractive to directors) and ease of access to London. However, those companies are located to the south of the village near to the station and the M25 which are both seen as crucial. This site is located to the north which means it is not particularly accessible by train. Kings Langley is seen as a "place with limited opportunity" for development, and the lack of accessibility to the station is the main constraint for this site.
Environmental designations	The whole site is covered by a group TPO.
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be infill development but character would be lost through removal of woodland.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence,
Spatial Opportunities and Constraints- defensible boundary potential	Site would effectively form infill, so defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is in Green Belt and is theoretically constrained on this criterion, though it should be noted that the Green Belt Review conclusion relates to a much wider area and is less relevant for the purposes of this individual site, which is surrounded by development on three of four sides already . Site consists of woodland that provides significant visual and environmental amenity to nearby residential area. Also, heavily constrained by a number of TPOs on site, which is considered 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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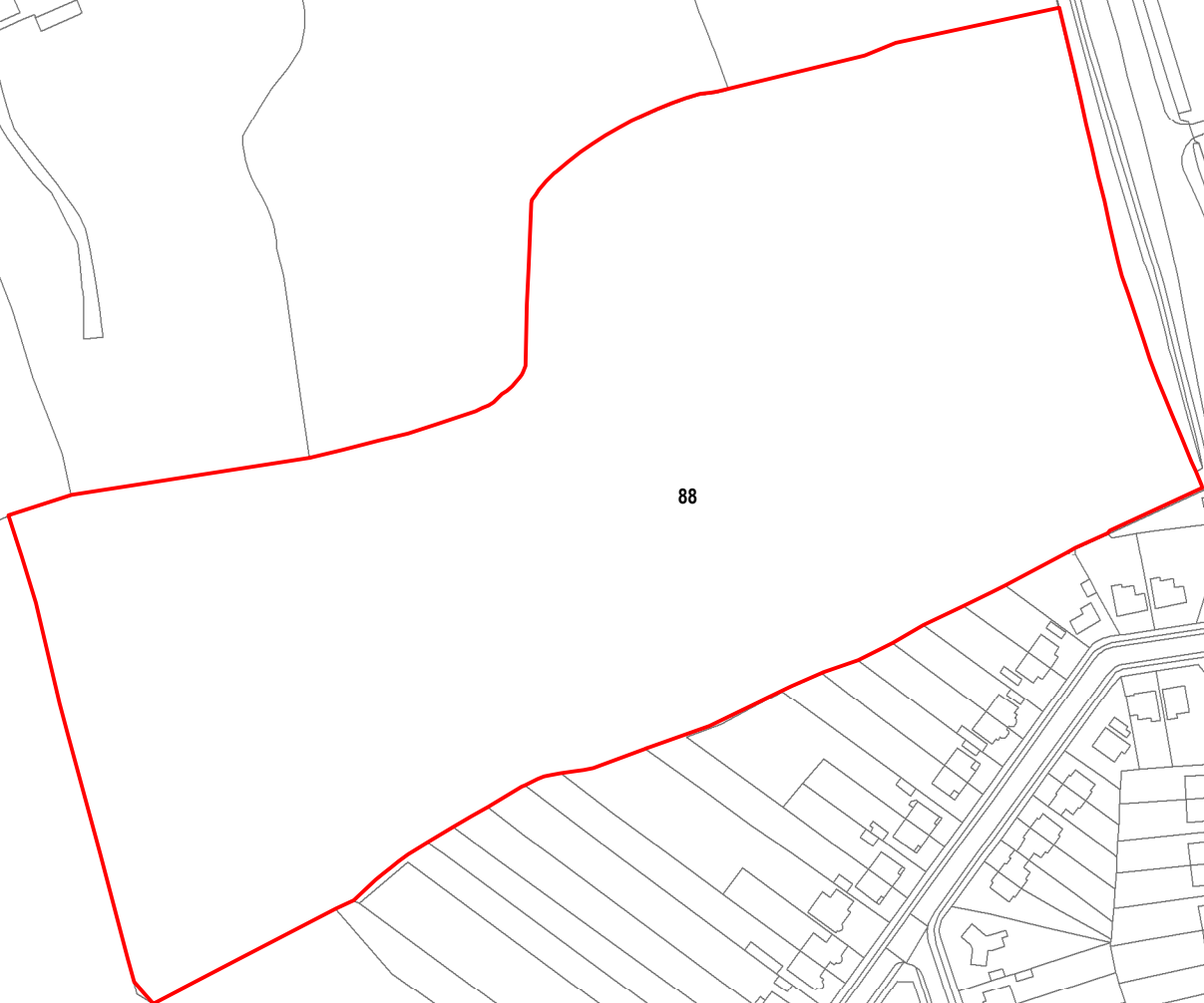
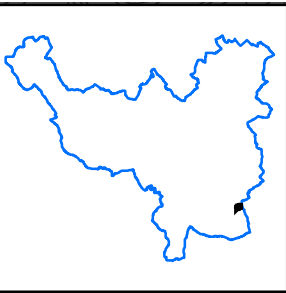
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Site Number: 88 **Site Name: Barnes Lodge Field**

Settlement	Kings Langley				
Gross Area (ha)	5.27				
Net Developable Area (ha)	3.95				
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 (A4251 Hempstead Road); good access to public transport and local facilities.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding and a key flowpath flows along the southern edge of the site. 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 potential ground contamination. In addition, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, a historic landfill is located within 50 and 250m east of the site, 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		
Conclusion on potential land use based on neighbouring uses	Residential				
Potential for mix of housing types-conclusion	n/a				
Heritage assets	The closest designated assets to the site are the Grade II listed Nash Mills Railway Bridge (NHLE 1172991) and Bridge Carrying Railway Over North End of Road (NHLE 1100891). Both assets are approx. 290m from the site and both are screened from the site by vegetation and/or development. The assets' setting is the railway which will not be affected by development. The site lies within DAC_40, and area of archaeological significance, and would therefore require a programme of archaeological evaluation.				

Site Number: 88 **Site Name: Barnes Lodge Field**

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 8 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 steeply-sloping ground that falls from west to east. The site comprises a single arable field enclosed by mature trees on all sides. The site is located adjacent to settlement at Kings Langley's which also extends across sloping landform. Overall, the site performs reasonably on this criterion as a result of the landform and mature trees around the boundary.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The surrounding area attracts a very good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Workers do tend to live some distance from their place of work. The Core Strategy identifies Kings Langley as a "place with limited opportunity" for economic development. The Dacorum Employment Land Availability Assessment, which advised the Local Plan Issues and Options Consultation in 2017, signalled the main option for significant new office development is located south west of Kings Langley due to its proximity to Kings Langley Station, bus routes and M25 Junction 20. However, this site is located north of Kings Langley which means that the train station is less accessible than other areas in the village. This weaker connectivity would be a slight constraint for developments.
Environmental designations	Adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Development here would have some impact on existing character of Kings Langley as it could erode the character of Kings Langley as a standalone settlement.
Spatial Opportunities and Constraints- coalescence risk	Large risk of coalescence between Kings Langley and Hemel Hempstead as this would reduce the existing gap significantly.
Spatial Opportunities and Constraints- defensible boundary potential	Mature planting on all sides creates defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs poorly on a wide range of criteria including the existing contribution it makes to Green Belt purposes, and developing the site would give a significant risk of coalescence between Hemel Hempstead/Apsley and Kings Langley. 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 88

Client DACORUM BOROUGH COUNCIL			AECOM Aldgate Tower 2 Leman Street London, E1 8FA United Kingdom T +44-0207-645-2000 aecom.com	
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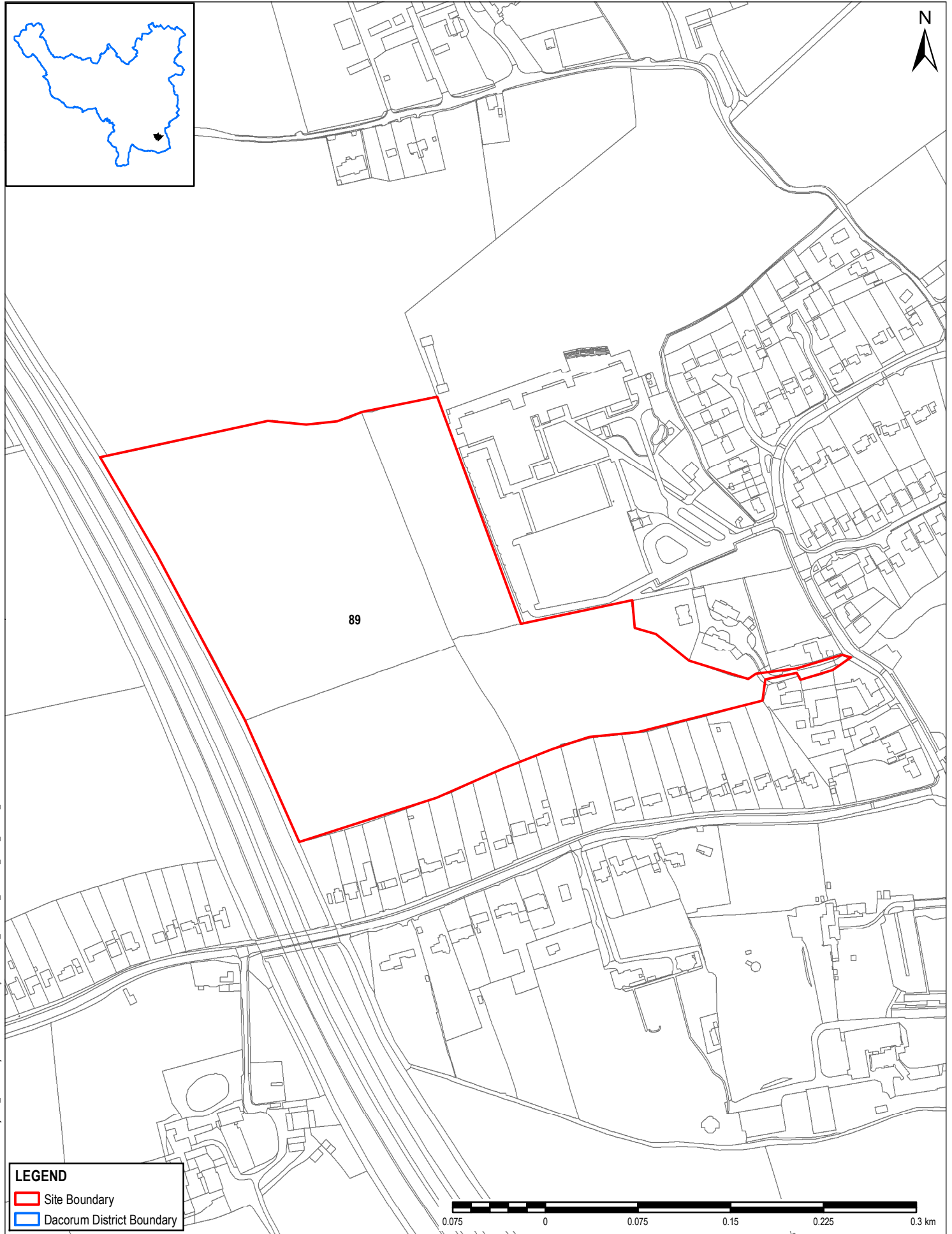
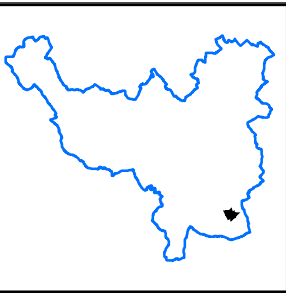
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Site Number: 89 **Site Name: Hill Farm**

Settlement	Kings Langley			
Gross Area (ha)	9.32			
Net Developable Area (ha)	7.46			
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)	205			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site has an existing access from Love Lane. The majority of the existing access appears wide enough to accommodate two-way traffic and at least one footpath. However, there appears to be a pinch point at its junction with Love Lane and it may not be possible to provide a continuous footpath into the site; local facilities are available and the site has good access to 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, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, a historic landfill is located within 50 and 250m west of the site, 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	Scale and location of site suggests suitable for 2, 3 and 4+ bed homes			

Site Number: 89 **Site Name: Hill Farm**

Heritage assets	A large site to the north of Chipperfield Road. The entrance to the site is between approx. 50m north of two Grade II listed buildings, Balls Pond Farmhouse (NHLE 1173514) and Hill Farmhouse (NHLE 1100418), both once part of the large Hill Farm complex. Further farm buildings now screen the assets from the entrance to the site and from the site itself. However, development on the site would cut the assets off from their former farmland with a consequent loss of significance. The site is approx. 90m north of the scheduled site of a Dominican Priory (NHLE 1005511). The Grade II* listed Priory Remains (Now Part of the New School) and Attached Buildings (NHLE 1348439) stand within the scheduled area approx. 180m south of the site. Development on the site would have impact on the scheduled monument and on the Kings Langley Conservation Area in which it stands. The site lies 100m north of the area of archaeological significance of DAC_41, which is centred on two scheduled monuments, the site of a Dominican Priory (NHLE 1005511) and that of a Royal Palace (NHLE 1005252). Archaeological remains relating to these monuments are expected to be restricted to their immediate precincts and unlikely to extend into the site, and as such do not form likely constraints to 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 7 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 gently sloping land and part of an elevated plateau and comprises several arable fields and a paddock. The site is located between the A41 to the west and Kings Langley Secondary School to the east and residential land uses to the south which form a linear settlement pattern adjacent to Chipperfield Road. Overall, the site is judged to perform reasonably well on this criterion given its location in relation to the existing settlement.
Regeneration potential- indices of Multiple Deprivation score	10-20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10-20% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Kings Langley manages to attract companies to the area through its proximity to the M25 which is beneficial to accessing London. The Employment Land Availability Assessment suggests that Kings Langley is one of the most suitable areas for development within Dacorum due to this proximity to the M25, the quality housing in the area and the good train linkages. However, this site is situated the opposite end of Kings Langley to the train station therefore, it is unlikely to benefit from this connectivity. Kings Langley is seen as a "place of limited opportunity" for development in the Adopted Core Strategy however; the Local Plan Issues and Options Consultation acknowledge that the area to the south is most suitable for allocation. This site does have potential to development, but the distance to Kings Langley train station does make it less suitable than other areas within the village.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale of development would be a moderate change to the character of Kings Langley. However the location would be a natural expansion to the settlement.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence between settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Development at this site would create a stronger western defensible boundary for Kings Langley from the A41.
Noise and pollution- bad neighbour uses?	Adjacent to the A41.
Overall site conclusion- comments	Site performs well on a wide range of criteria but is in Green Belt and has some access constraints. However, overall, site is considered potentially suitable for allocation but 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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DACORUM SITE ASSESSMENT STUDY		DACORUM BOROUGH COUNCIL		
SITE 89	Drawn LL	Checked AD	Approved JH	
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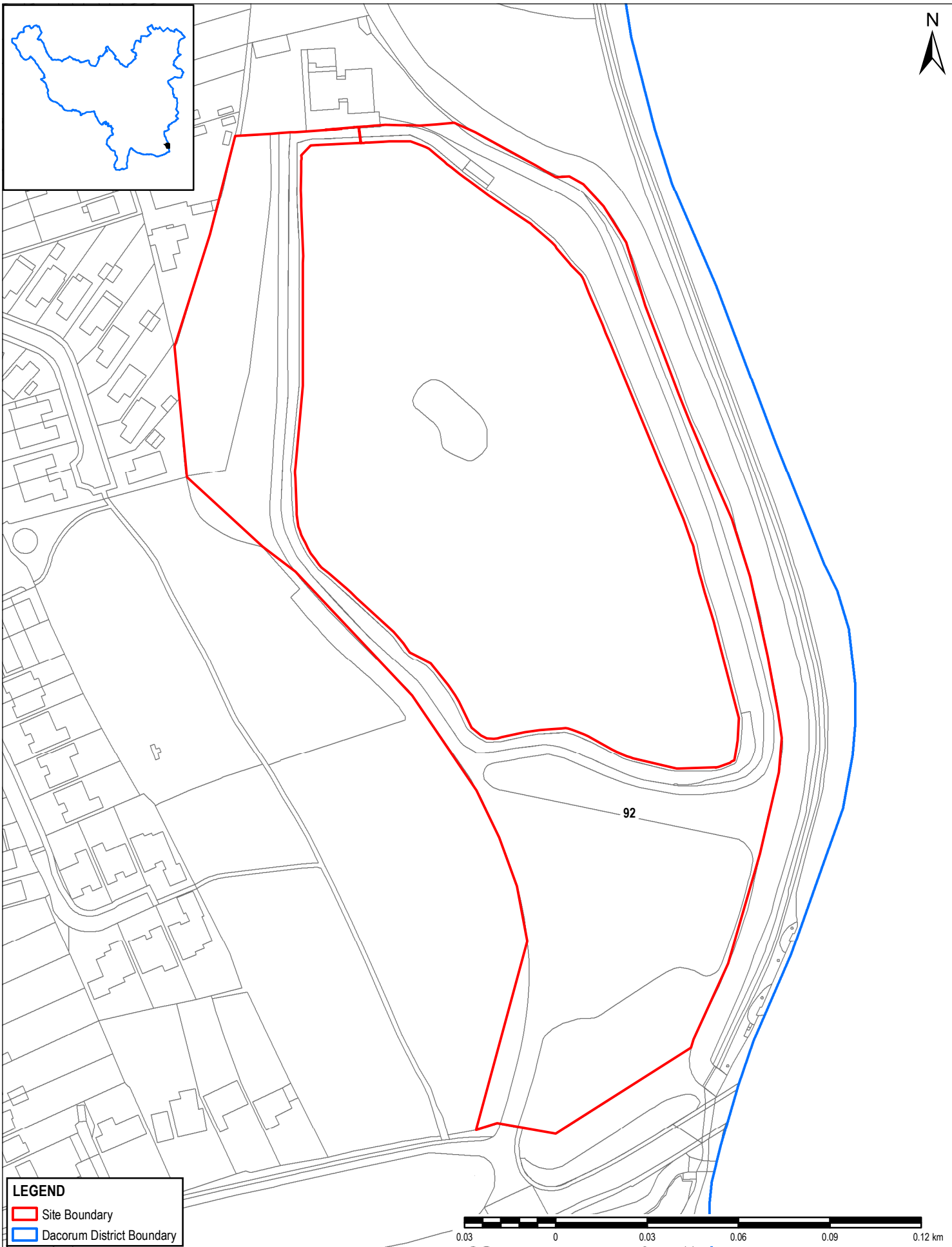
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Site Number: 92 **Site Name: Land at Grand Union Canal**

Settlement	Kings Langley				
Gross Area (ha)	1.88 (note: site area excludes area of lake)				
Net Developable Area (ha)	1.41				
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)	40				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Station Footpath/Home Park Mill Link Road); good access to local facilities and public transport.				
Flooding conclusion	A large part of the site is defined as Flood Zone 3 High Probability of fluvial flooding on the Environment Agency Flood Map for Planning. The flood risk is associated not only with the lake on site but also with the Grand Union Canal which flows along the eastern edge of the site, 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 the 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 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 the Hertfordshire Mineral Consultation Area for sand and gravel resources.				
Agricultural land quality grade	3				
Existing use	Lake (previously a gravel pit) and light industry				
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 and location of site suggests suitable for 2, 3 and 4+ bed homes				
Heritage assets	Land at Grand Union Canal is located approx. 85m west of the canal at a point where there are two Grade II listed buildings, Home Park Lock (NHLE 1100916) and Home Park Lock House (NHLE 1296337). The setting of both these assets is the canal and with screening from vegetation to the east of the site and to the west of the lock any impact will be minimal. The site is located 100m north of the area of archaeological significance of DAC_43 that relates to the scheduled monument of Little London moated site and surrounding earthwork enclosures (NHLE1010911). It is unlikely that these remains would form a constraint on development on the site.				

Site Number: 92 **Site Name: Land at Grand Union Canal**

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 8 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 comprises a fishing lake and car park. There are mature trees scattered around the lake, and along the Grand Union Canal to its east. The site is situated between commercial land uses to the north and south. Overall, the site is judged to perform reasonably well on this criterion, with minor constraints as a result of the lake, proximity to the Grand Union Canal and mature trees.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	30% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. The Site is located in the south of Kings Langley, which is very close to the station and has easy access to the M25 Junction 20 - both of these are crucial. The Employment Land Availability Assessment shows that this location, with ease of access to London by train and car in addition to the good-quality housing in the area (attractive to directors), provides the best opportunity for development within the Borough. The Assessment illustrates this area to the south of Kings Langley has attracted occupiers such as EMTEX and Imagination Technologies which could result in positive agglomeration benefits. Kings Langley is seen as a "place of limited opportunity" for development in the Adopted Core Strategy however; the Local Plan Issues and Options Consultation acknowledge that the area to the south is most suitable for allocation. Therefore, this site is suitable for employment development with very few constraints and can take advantage of strong train links and proximity to the M25.
Environmental designations	Adjacent to a Local Wildlife Site in the east. DBC confirm that the biodiversity value of the lake itself is limited.
Spatial Opportunities and Constraints- local character and history	The scale and location of development has the potential to be sympathetic to local character because it is previously developed land, and it is recommended that the lake should be retained as part of any redevelopment.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would not risk coalescence with other settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Site is within the existing defensible boundary created by the canal.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site's flood risk assessment is considered significant enough for the overall assessment to reflect major constraints, even though site performs relatively better on a range of other criteria. Site is in Green Belt but performs well on this criterion. As such, 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

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 92

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:1,600	Purpose of Issue DRAFT
Drawing Number FIGURE 64		Rev 1

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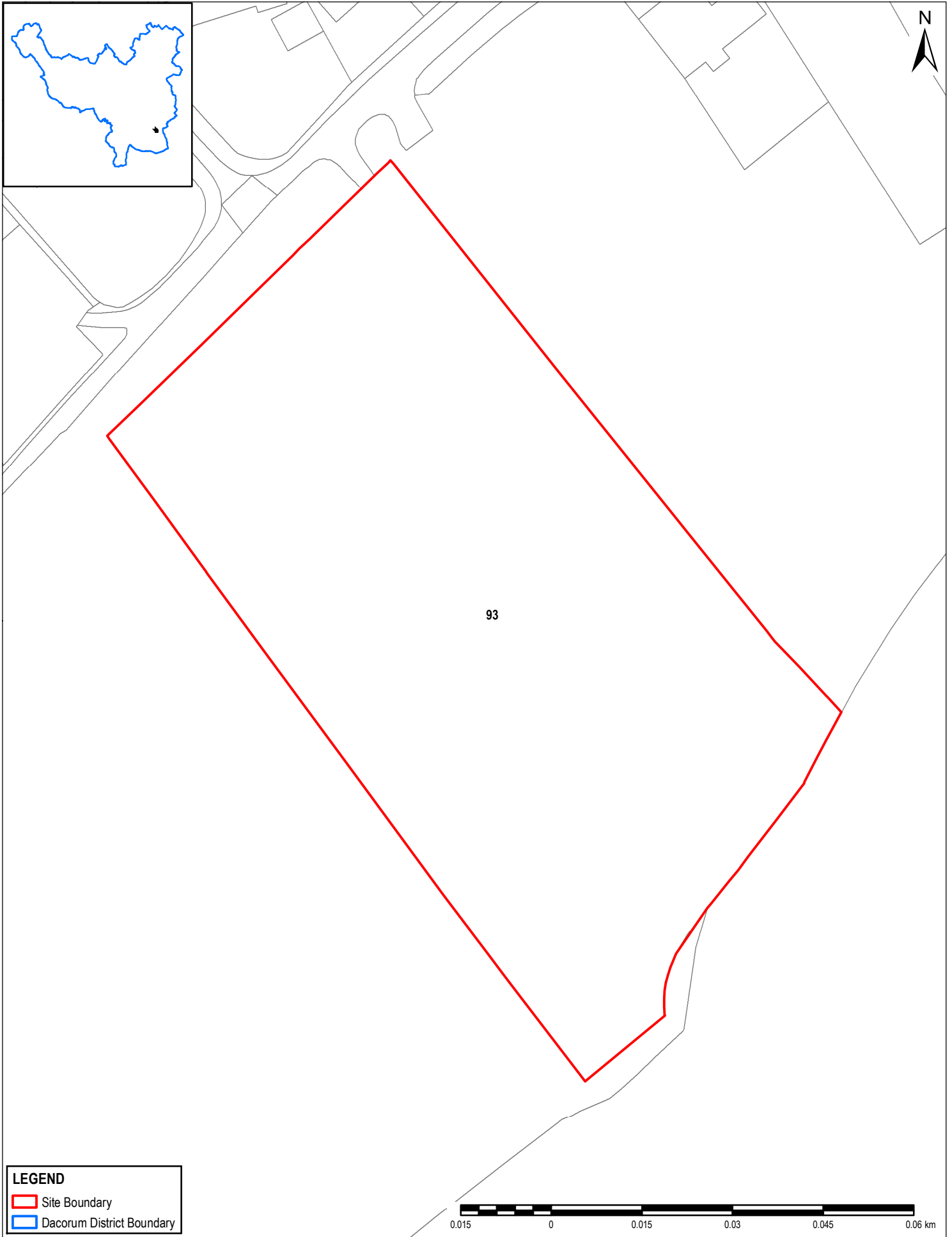
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Site Number: 93 **Site Name: Land at Rucklers Lane**



Settlement	Kings Langley			
Gross Area (ha)	0.86			
Net Developable Area (ha)	0.69			
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 (Rucklers Lane); reasonable access to local facilities and public transport.			
Flooding conclusion	The site is shown to be susceptible to surface water flooding and there is a key flow path along the northern edge of the site. 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 the Hertfordshire Mineral Consultation Area for sand and gravel resources.			
Agricultural land quality grade	3			
Existing use	Woodland			
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 site is within Merceys Wood to the south of Rucklers Lane. Two Grade II listed barns (NHLE 1173496 and 1100440) at Barnes Farm are located approx. 320m to the SW but are screened from the site by woodland.			
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 8 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 comprises an area of mature woodland (mostly designated as Ancient Woodland). Overall, the site is judged to perform adequately on this criterion but with major constraints as a result of the landscape character provided by the mature woodland.			
Regeneration potential- indices of Multiple Deprivation score	20% least deprived			

Site Number: 93 **Site Name: Land at Rucklers Lane**

Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. The Site is located in the south of Kings Langley, which is very close to the station and has easy access to the M25 Junction 20 - both of these are crucial. The Employment Land Availability Assessment shows that this location, with ease of access to London by train and car in addition to the good-quality housing in the area (attractive to directors), provides the best opportunity for development within the Borough. The Assessment illustrates this area to the south of Kings Langley has attracted occupiers such as EMTEX and Imagination Technologies which could result in positive agglomeration benefits. Kings Langley is seen as a "place of limited opportunity" for development in the Adopted Core Strategy however; the Local Plan Issues and Options Consultation acknowledge that the area to the south is most suitable for allocation. Therefore, this site is suitable for employment development with very few constraints and can take advantage of strong train links and proximity to the M25.
Environmental designations	Half of the site is Ancient Woodland. The entire site is designated as a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	The location of the site is unsympathetic to local character given it is not directly adjacent to existing development.
Spatial Opportunities and Constraints- coalescence risk	Development would not contribute towards maintaining or establishing a strong sense of place, though small scale of site limits coalescence impact
Spatial Opportunities and Constraints- defensible boundary potential	Site does not benefit from defensible boundaries due to it being away from existing development.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Extent of ancient woodland across the site is considered a fundamental constraint. While there is potential for the landowner to reduce the site boundary to the Rucklers Lane frontage only to mitigate this, in this case site would be too small to allocate. Site is in Green Belt and makes a strong existing contribution to Green Belt purposes. As such, is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation



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LEGEND	
	Site Boundary
	Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 93

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:800	Purpose of Issue DRAFT
Drawing Number FIGURE 65		Rev 1

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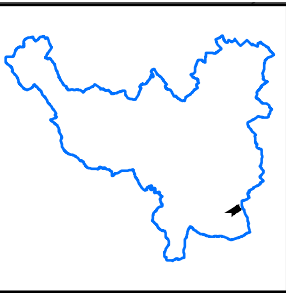
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Site Number: 94 **Site Name: Land North of Coniston Road**

Settlement	Kings Langley				
Gross Area (ha)	2.84				
Net Developable Area (ha)	2.27				
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)	62				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site has no direct access to the local road network, and would have to be accessed via an existing housing allocation (H/18 - Land adjacent to Coniston Road, Kings Langley) '. Access from Barnes Lane, which is narrow and winding, does not appear possible. Local facilities are available; reasonable access to public transport.				
Flooding conclusion	The site is shown to be susceptible to surface water flooding with a flowpath passing through the site from west to east. 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 potential ground contamination. In addition, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, Seymour Poper Ltd (car dealership) is located approximately 240m north-west of the site, 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		
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 site is located to the north of existing development on Coniston Road with an access strip to connect it to Barnes Lane. The closest designated assets to the site are the two Grade II listed barns (NHLE 1173496 and 1100440) at Barnes Farm approx. 360m to the north west but the site is not within their setting. The site is adjacent to the area of archaeological significant of DAC_40 and may require further archaeological evaluation.				

Site Number: 94 **Site Name: Land North of Coniston Road**

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 8 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 steeply-sloping land that falls from west to east. The site comprises a pastoral field and part of a paddock. The paddock is enclosed by vegetation, but the pastoral field is open to its north. There is residential land use adjoining the south of the site, across similarly sloping land, with the site set between residential land uses to the east. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the sloping landform and vegetation.
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 a very good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Workers do tend to live some distance from their place of work. The Core Strategy identifies Kings Langley as a "place with limited opportunity" for economic development. The Dacorum Employment Land Availability Assessment, which advised the Local Plan Issues and Options Consultation in 2017, signalled the main option for significant new office development is located south west of Kings Langley due to its proximity to Kings Langley Station, bus routes and M25 Junction 20. This site is located north of Kings Langley with strong access to quality housing however, the train station is less accessible than other areas in the village. This slight weaker connectivity to the train station would be a slight constraint for developments.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Scale and location of development would be sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	Low risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Existing hedgerows are weak/dispersed but stronger defensible boundary could be created.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Green Belt review indicates constraints to Green Belt de-designation and site has some transport constraints. However, its performance across a range of other important criteria makes it possible for it to be 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



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 94

Client
DACORUM BOROUGH COUNCIL

Drawn
LL

Checked
AD

Approved
JH

Date
07/01/2020

Scale @ A4
1:2,500

Purpose of Issue
DRAFT

Drawing Number
FIGURE 66

Rev
1

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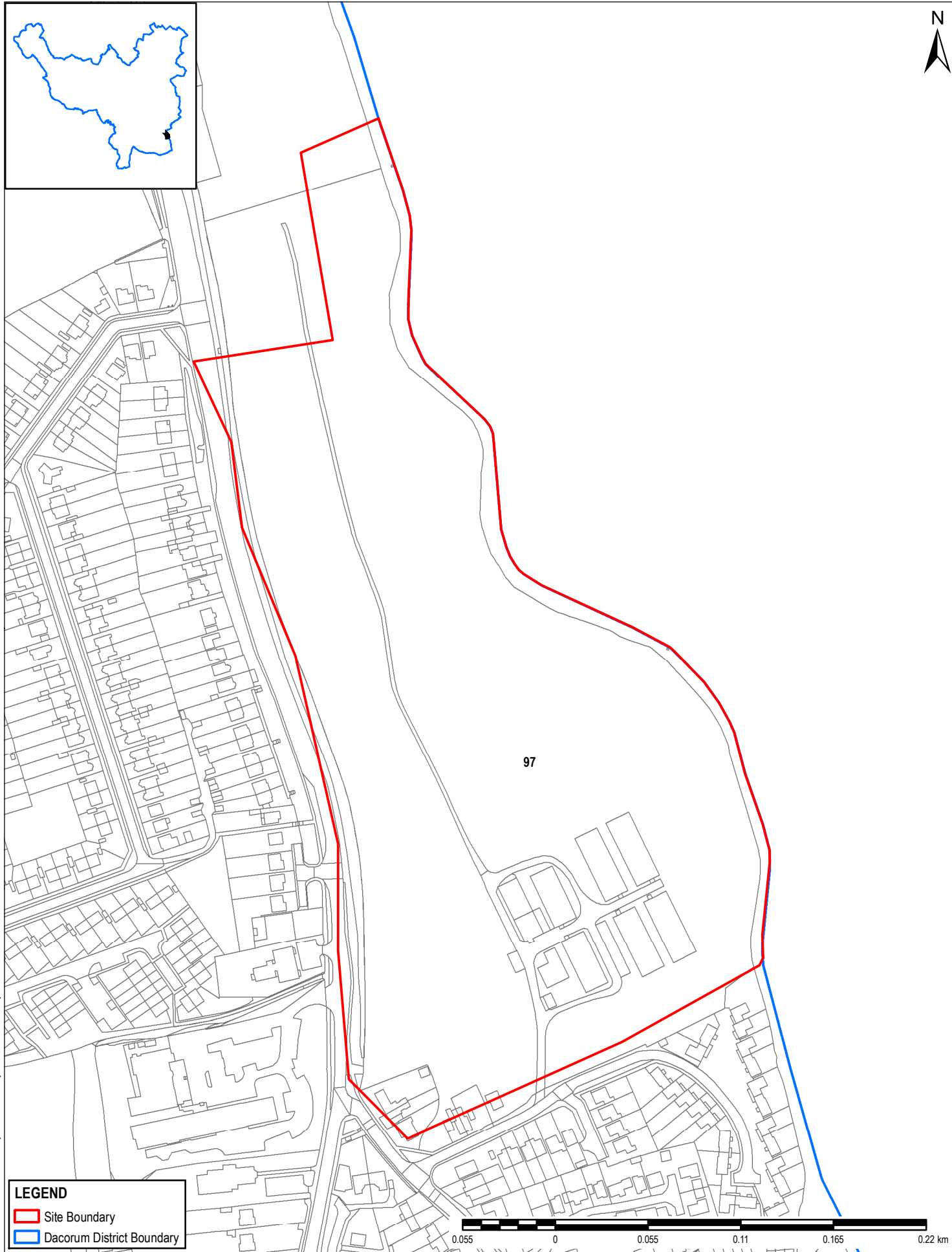
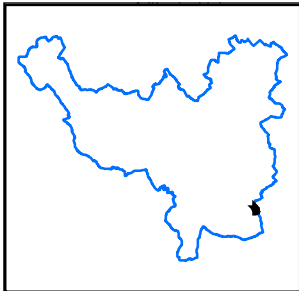
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Site Number: 97 **Site Name: Rectory Farm**

Settlement	Kings Langley				
Gross Area (ha)	9.65				
Net Developable Area (ha)	7.72				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	F				
Gross Density (dph)	25				
Net Density (dph)	33.5				
Gross dwelling Capacity (dwellings)	241				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Rectory Lane/Gade Valley Close/Kings Meadow); local facilities available; good access to public transport.				
Flooding conclusion	<p>The River Gade and Grand Union Canal form the eastern boundary 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 outputs 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.</p> <p>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 the application of the 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 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, the site is located within the Hertfordshire Mineral Consultation Area for sand and gravel resources. Furthermore, aerial imagery for the site indicate the presence of unknown heaps and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heaps, considered to be a potential source of on-site contamination. A vehicle repair and servicing centre is also indicated on-site, considered to be a potential source of contamination with the potential to impact the site. A historic landfill is located within 50 and 250m 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				
Existing use	Agriculture and farm buildings				
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 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: 97 **Site Name: Rectory Farm**

Heritage assets	The site is bounded to the west by the A4251 and to the east by the Grand Union Canal. The Grade II listed Nash Mills Railway Bridge (NHLE 1172991) and Bridge Carrying Railway Over North End of Road (NHLE 1100891) to the north and the many listed buildings in Kings Langley to the south are all well screened. The site is located 50m southeast of the DAC_40, an archaeological area of significance.
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 8 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 slight fall from west to east and comprises an area of grassland and buildings between the A4251 along its western boundary, and the Grand Union Canal along its eastern boundary. The Grand Union Canal is lined by mature trees, and there is a linear belt of mature trees to the north of the buildings in the southern part of the site. Both these groups of trees are designated by TPO. The site is opposite residential land use on the opposite side of the A4251 and is bordered to the south by residential land use. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the trees designated by TPO and vegetation.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Kings Langley attracts attract companies to the area through its proximity to the M25 which is beneficial to accessing London. The Employment Land Availability Assessment suggests that Kings Langley is one of the most suitable areas for development within Dacorum due to this proximity to the M25, the quality housing in the area and the good train linkages. Although the site is not situated within walking distance to the train station, it does have very good access via the local bus services and is located near to existing employment sites which could result in positive agglomeration benefits.
Environmental designations	Adjacent to a Local Wildlife Site. Large areas of TPOs on the site. Site is adjacent to LWS which may result in increased recreational pressure to both. Also given close proximity may be impacted by dust deposition and atmospheric NOx impacts of vehicle emissions.
Spatial Opportunities and Constraints- local character and history	The scale and location of development has potential to be sympathetic to local character and could be perceived as a natural expansion to Kings Langley.
Spatial Opportunities and Constraints- coalescence risk	The majority of any development in this location would not have an impact on actual or perceived coalescence between Kings Langley and Hemel Hempstead (Apsley/Nash Mills) but the northern spur does extend further north than the current edge of development at Kings Langley and as such there is potential for site to cause coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The canal on the eastern boundary would establish a new defensible boundary for Kings Langley.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is in Green Belt. Site performs reasonably well across a range of criteria but its assessment for flood risk and environmental designations means it can only be 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

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 97

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:2,900	Purpose of Issue DRAFT
Drawing Number FIGURE 67		Rev 1

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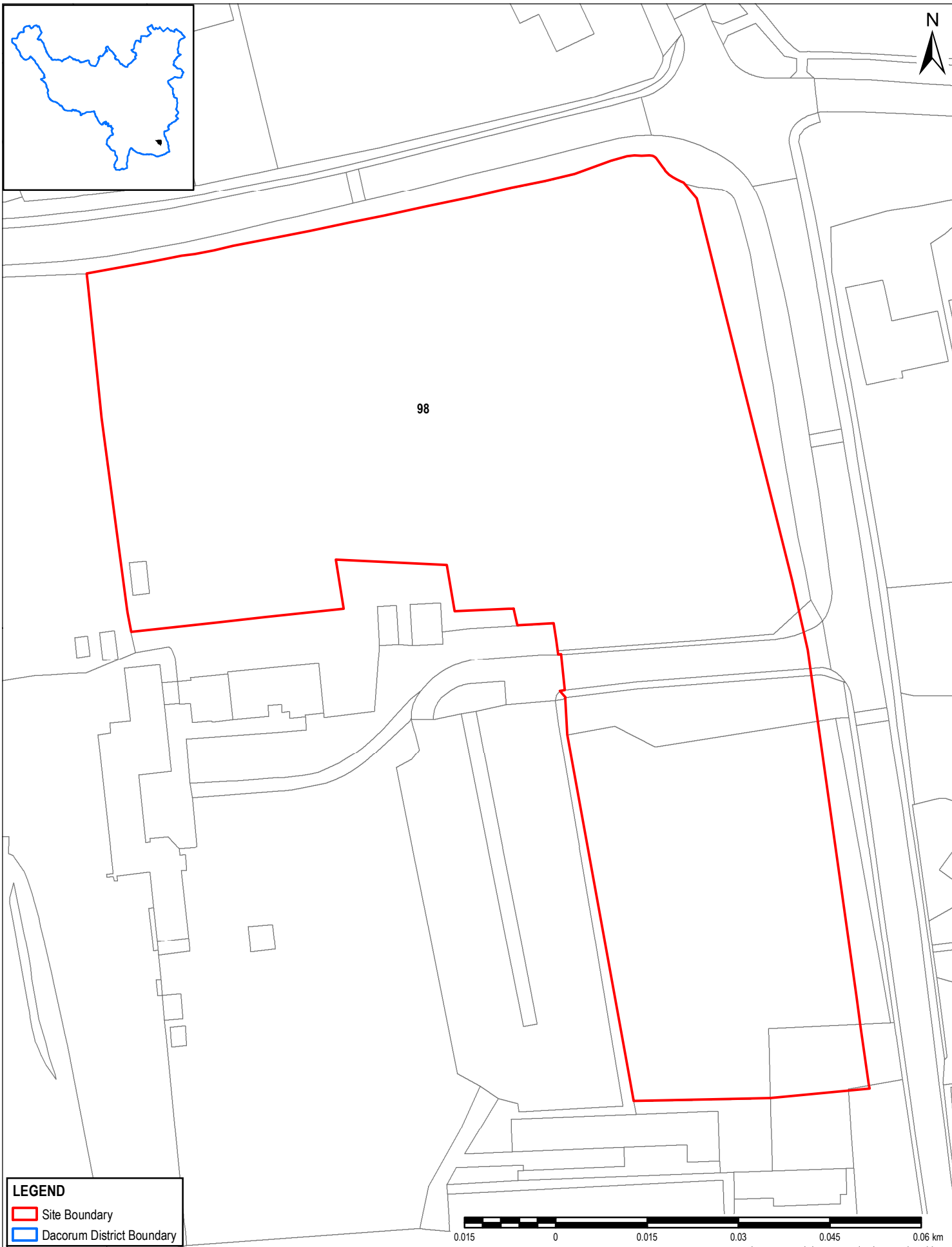
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Site Number: 98 **Site Name: Land at Rudolf Steiner School, Langley Hill**

Settlement	Kings Langley				
Gross Area (ha)	1.01				
Net Developable Area (ha)	0.81				
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 (Langley Hill); local facilities available; 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	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 the Hertfordshire Mineral Consultation Area for sand and gravel resources.				
Agricultural land quality grade	3				
Existing use	Open space and allotments				
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 site is in the south west quadrant of the crossroads of Chipperfield Road/Vicarage Lane and Love Lane/Langley Hill. The site lies entirely within the scheduled area of the remains of the Dominican Priory (site of) (excluding inhabited parts) of Kings Langley (NHLE 1005511) and its southern boundary faces the Grade II* listed Priory Remains (Now Part of the New School) and Attached Buildings (NHLE 1348439). The south west corner of the site is located approx. 100m north of a cluster of listed buildings marking the historic centre of Kings Langley Hill. The site lies entirely within the area of archaeological significance of DAC_41, which includes both the remains of the Dominican priory and the scheduled remains of the Royal Palace (site of) (NHLE 1005252). As such, a programme of archaeological works would be necessary in advance of development.				

Site Number: 98 **Site Name: Land at Rudolf Steiner School, Langley Hill**

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 8 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 very gently sloping landform and comprises part of an allotment, and grassland with trees. The site is located between residential land uses clustered around the junction of Chipperfield Road and Love Lane. Overall, the site is judged to perform reasonably on this criterion with minor constraints due to the vegetation.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Kings Langley manages to attract companies to the area through its proximity to the M25 which is beneficial to accessing London. The Employment Land Availability Assessment suggests that Kings Langley is one of the most suitable areas for development within Dacorum due to this proximity to the M25, the quality housing in the area and the good train linkages. However, this site is situated the opposite end of Kings Langley to the train station therefore, it is unlikely to benefit from this connectivity. In addition, this site is currently on and next to Rudolf Steiner School which would cause additional problems rather than potential benefits to future employers. Therefore, the surrounding land uses and the distance to Kings Langley train station create major constraints for economic development on this site.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site would be infill development and therefore is more sympathetic to local character.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Defensible boundaries because site is surrounded by existing development.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site has very significant heritage constraints and also Green Belt review indicates constraints to Green Belt de-designation. Performance on other criteria is not considered to outweigh either of these and therefore 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 98

Client DACORUM BOROUGH COUNCIL		
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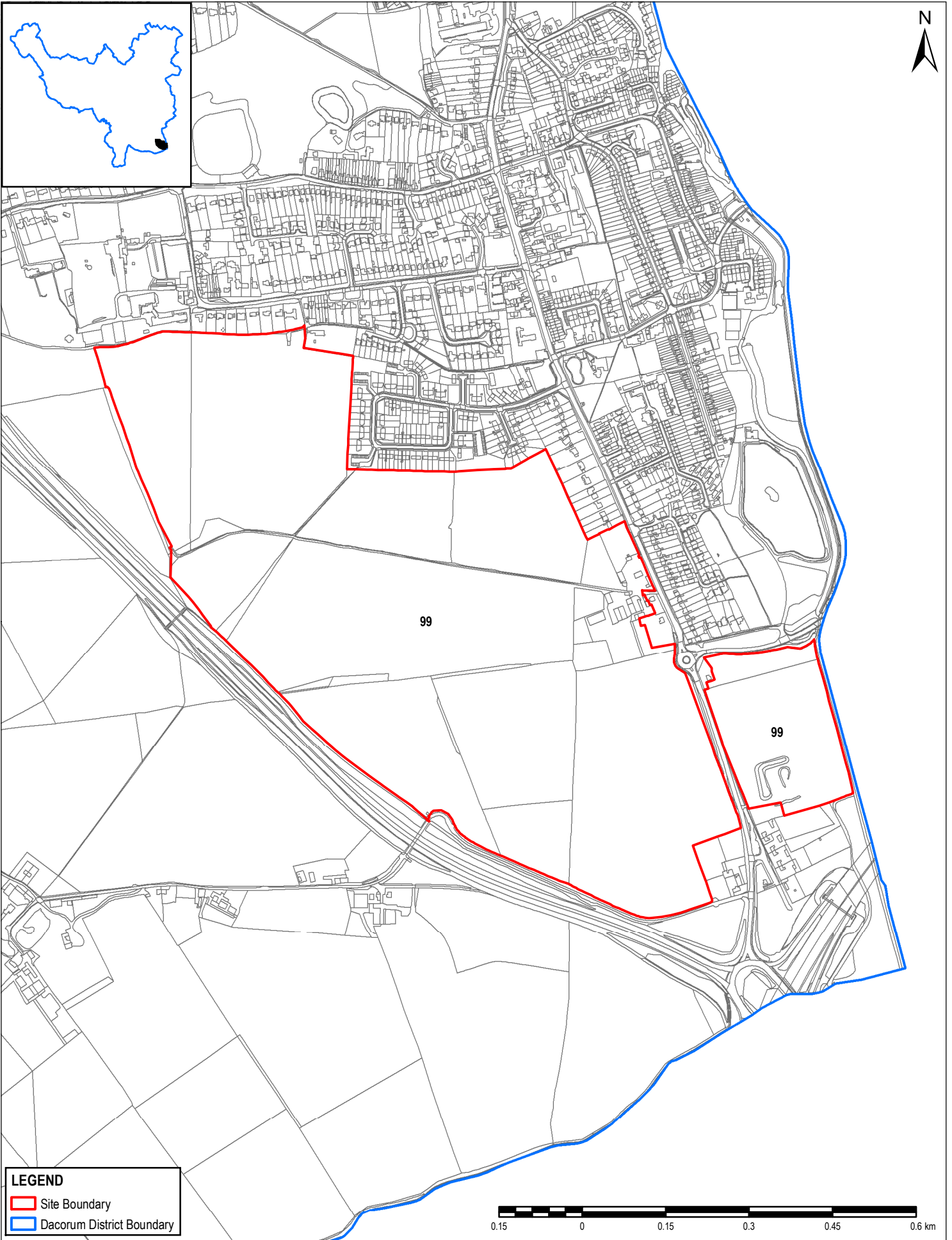
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Site Number: 99/99a Site Name: Wayside Farm, Middle Farm and A4251

Settlement	Kings Langley				
Gross Area (ha)	69.9 (reduced site 99a: 22.94)				
Net Developable Area (ha)	55.92 (site 99a: 18.35)				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	17.5 dph (applied only to site 99a)				
Gross Density (dph)	17.5				
Net Density (dph)					
Gross dwelling Capacity (dwellings)	401				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Langley Lodge Lane), although road is narrow with no footpaths; poor access to local facilities; good public transport provision, although no existing pedestrian connection. Development would require pedestrian link along Langley Lodge Lane to A4251, although existing verge appears narrow in places.				
Flooding conclusion	The River Gade is located to the east of the site. Part of the site (east of A4251) 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. There are recorded incidents of flooding recorded by Dacorum BC and Hertfordshire CC in the area surrounding the site. This should be investigated further as part of a site-specific Flood Risk Assessment. Residential development on this site will require the application of the NPPF Exception Test.				
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 (but northern part of sub-area is less constrained on this criterion).				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the Sussex White Chalk Formation. There is an historical landfill adjacent to the site to the north. Unable to view MCA/MSA plan online.				
Agricultural land quality grade	3				
Existing use	Agriculture and farm buildings				
Neighbouring land use:					
	Housing	Industrial	Agricultural	Social infrastructure	Other uses
	x		x		
Conclusion on potential land use based on neighbouring uses	Mixed use including 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 adjacent to the Grade II listed Cedar Lodge (NHLE 1174187), once a lodge to Kings Langley Lodge (now Sudbury Hill Farm) which is now separated from the asset by the A41. Development on the site would change the asset's setting which has already been significantly changed by the A41 and the large modern farm buildings to the west of the asset. The site is approx. 250m west of the scheduled Little London moated site associated with the Royal Park of the Kings Langley Estate and dating to the 14th century. Archaeological Priority Area DAC_41 covers the footprint of the asset but this alone would not be the cause of archaeological investigation on the site.				

Site Number: 99/99a Site Name: Wayside Farm, Middle Farm and A4251

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 7 and 8 of the DLCA (the split following the field boundary through the centre of the site). The condition is described as moderate, and the strength of character is described as moderate for both LCAs. The site comprises agricultural fields in pastoral use, just south of Kings Langley. The topography is gently rolling, the site occupying an east facing slope rising above the course of the River Gade and Grand Union Canal. On the southern boundary the A41 passes in a shallow cutting. The site is bordered by hedgerow and mature trees. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of its rural location and vegetation around its edge.
Regeneration potential- indices of Multiple Deprivation score	10-20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	30% least deprived
Economic development potential	Kings Langley contains a good concentration of businesses with a very well-qualified labour force that are in high-level occupations. The Site is located in the south-west of Kings Langley and has access to the station and the M25 Junction 20 which are crucial. The Employment Land Availability Assessment shows that this location, with the ease access to London by train and car in addition to the good-quality housing in the area (attractive to directors), provides the best opportunity for development within the Borough. The Assessment illustrates the area to the south of Kings Langley has attracted occupiers such as EMTEX and Imagination Technologies. Kings Langley is seen as a "place of limited opportunity" for development in the Adopted Core Strategy however; the Local Plan Issues and Options Consultation acknowledge that the area to the south-west is most suitable for allocation. This site occupies a large proportion of the area mentioned in the Consultation to the south-west of Kings Langley providing the optimal opportunity for development in the area with very few constraints as any development on this site can take advantage of strong train links and proximity to the M25.
Environmental designations	Eastern portion of the site adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Development at this site would result in a large south westward extension to the historic settlement of Kings Langley. While much of the site would be in keeping with the existing settlement character, the further south the site extends, the more the impact on the local character and history of Kings Langley as a free-standing settlement would increase.
Spatial Opportunities and Constraints- coalescence risk	Strong risk of perceived coalescence with nearby settlement of Abbots Langley (itself effectively merged with Watford), to south of site, though the M25 boundary would help mitigate this to some extent.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundary created by the A41.
Noise and pollution- bad neighbour uses?	Adjacent to the M25 and A41
Overall site conclusion- comments	Performance of site in terms of how it contributes to Green Belt purposes considered significant constraint, with coalescence, local character and history and flooding as other important constraints. The Green Belt Review does, however, state that the northern part of the parcel (and thus also of the site), i.e. that part closest to Kings Langley, is less constrained. Given that the other constraints (coalescence, local character and flooding) also all apply to a far greater degree on the southern and eastern part of the site than the north, it is considered appropriate to define an amended site 99a for the purposes of this assessment. Site 99a would far more effectively 'round off' Kings Langley with respect to its historic character as a free-standing settlement, and help mitigate the perception of coalescence with Abbots Langley/Watford to the south, by keeping development north of Home Park Mill Link Road. It would perform much better in Green Belt, spatial opportunities and constraints, and flood risk terms, though major constraints remain in terms of Green Belt and landscape as 99a remains exposed to views from public rights of way. There would also still be development impacts on the setting of heritage assets towards the northern end of the site (listed buildings, scheduled monuments, conservation area). However, the allocation of 99a 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 99a only is potentially suitable for development with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

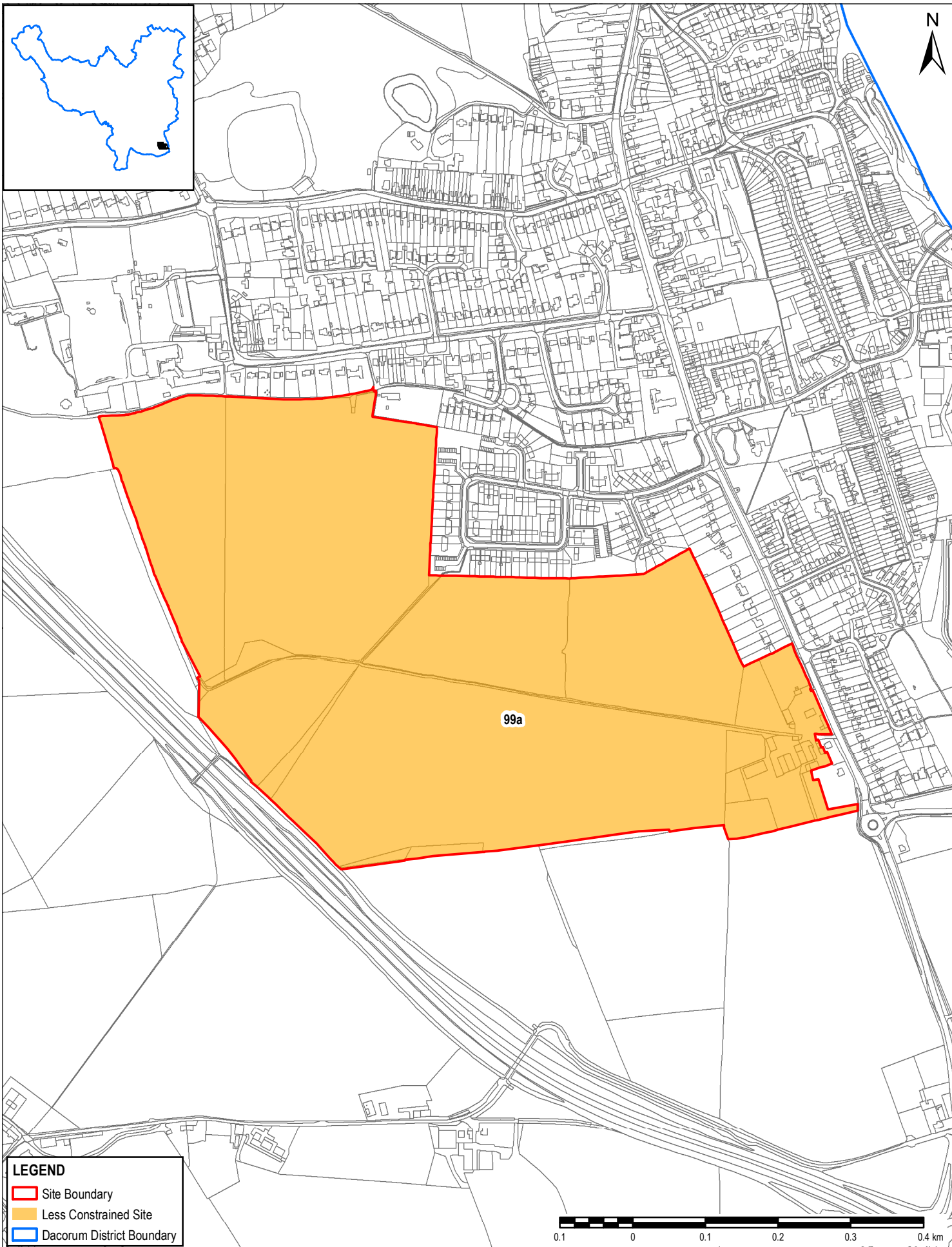
SITE 99

Client DACORUM BOROUGH COUNCIL		
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LEGEND

- Site Boundary
- Less Constrained Site
- Dacorum District Boundary

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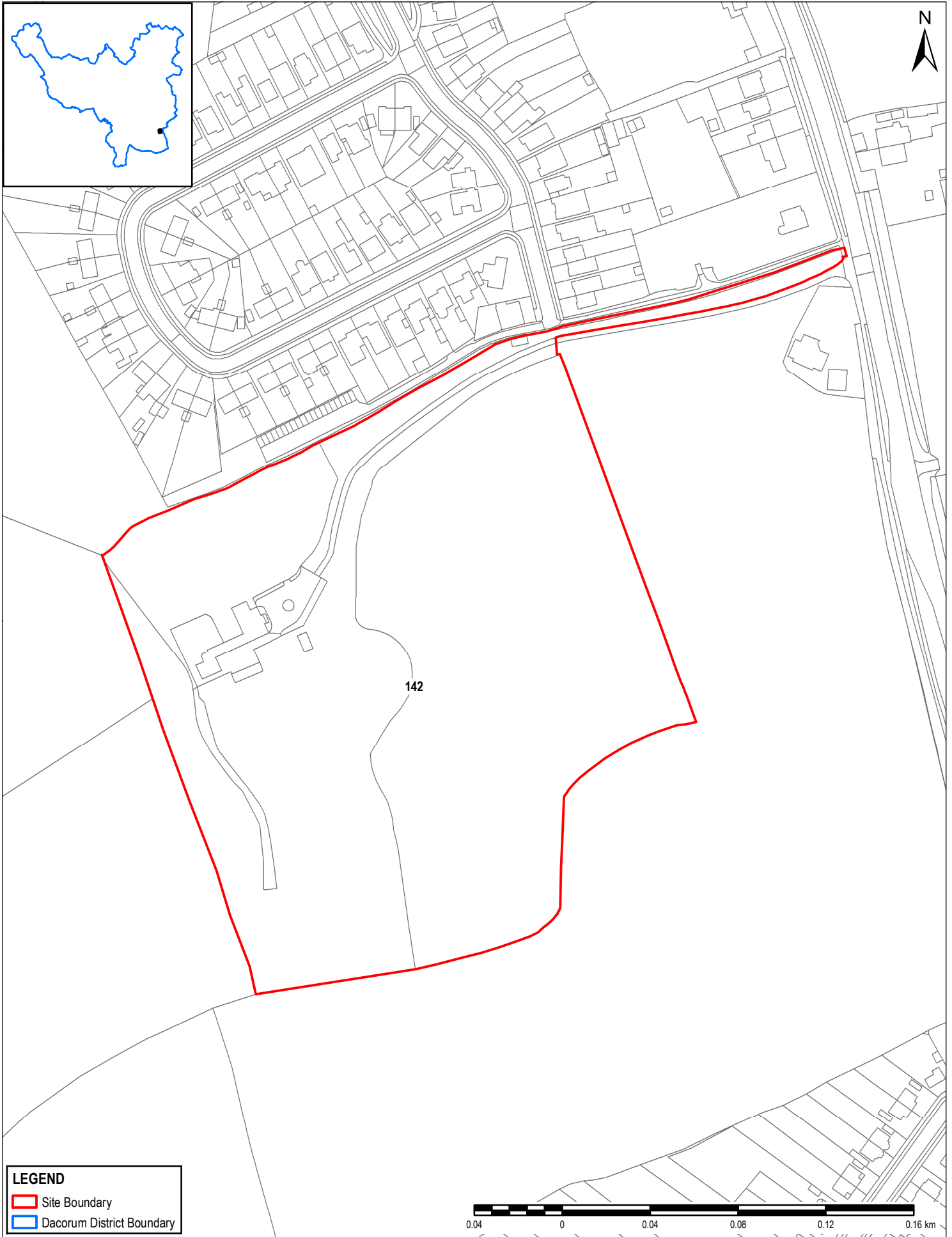
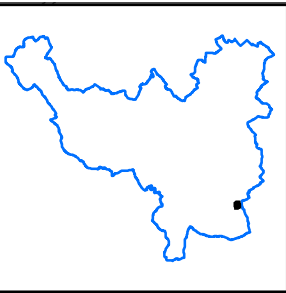
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Site Number: 142 **Site Name: Barnes Lodge Dower House Hempstead Road**

Settlement	Kings Langley				
Gross Area (ha)	5.12				
Net Developable Area (ha)	4.10				
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	Site is accessible from the local road network (via Abbots Rise - the existing access to the site from A4251 Hempstead Road appears sub-standard); 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	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 the Hertfordshire Mineral Consultation Area for sand and gravel resources. A petrol filling station is located approximately 240m north-east of the site, which is considered to be a potential source of contamination with limited the potential to impact the site. A historical landfill is located within 50 and 250m east 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	Residential and woodland				
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	A large site to the south of Abbots Rise. It is completely screened from the Grade II listed Eagle Public House and Adjoining Garage to No 129 (NHLE 1100444) by vegetation to the north of Abbots Rise and houses to the south of Barnes Rise. There are no other designated assets close by. The site lies within DAC_40, an area of archaeological significance that will likely require archaeological evaluation.				

Site Number: 142 Site Name: Barnes Lodge Dower House Hempstead Road


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 8 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 steeply-sloping ground that falls from west to east, and comprises a single detached property (Barnes Lodge) and grounds set within woodland. Overall, the site is judged perform reasonably on this criterion with major constraints as a result of the landform and extent of woodland across 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	The surrounding area attracts a very good concentration of businesses with a very well-qualified labour force that are in high-level occupations. Workers do tend to live some distance from their place of work. The Core Strategy identifies Kings Langley as a "place with limited opportunity" for economic development. The Dacorum Employment Land Availability Assessment, which advised the Local Plan Issues and Options Consultation in 2017, signalled the main option for significant new office development is located south west of Kings Langley due to its proximity to Kings Langley Station, bus routes and M25 Junction 20. However, this site is located north of Kings Langley which means that the train station is less accessible than other areas in the village.
Environmental designations	Adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Scale of development would be disproportionate with existing settlement along Rucklers Lane. It is unclear if development here would be part of Kings Langley or Hemel Hempstead.
Spatial Opportunities and Constraints- coalescence risk	There is a significant risk of coalescence between Kings Langley and Hemel Hempstead from development at this site.
Spatial Opportunities and Constraints- defensible boundary potential	Site has hedgerows as defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs poorly on a wide range of criteria including existing contribution to Green Belt purposes, heritage, landscape and the significant risk of coalescence between Hemel Hempstead/Apsley and Kings Langley. As such, site is considered unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



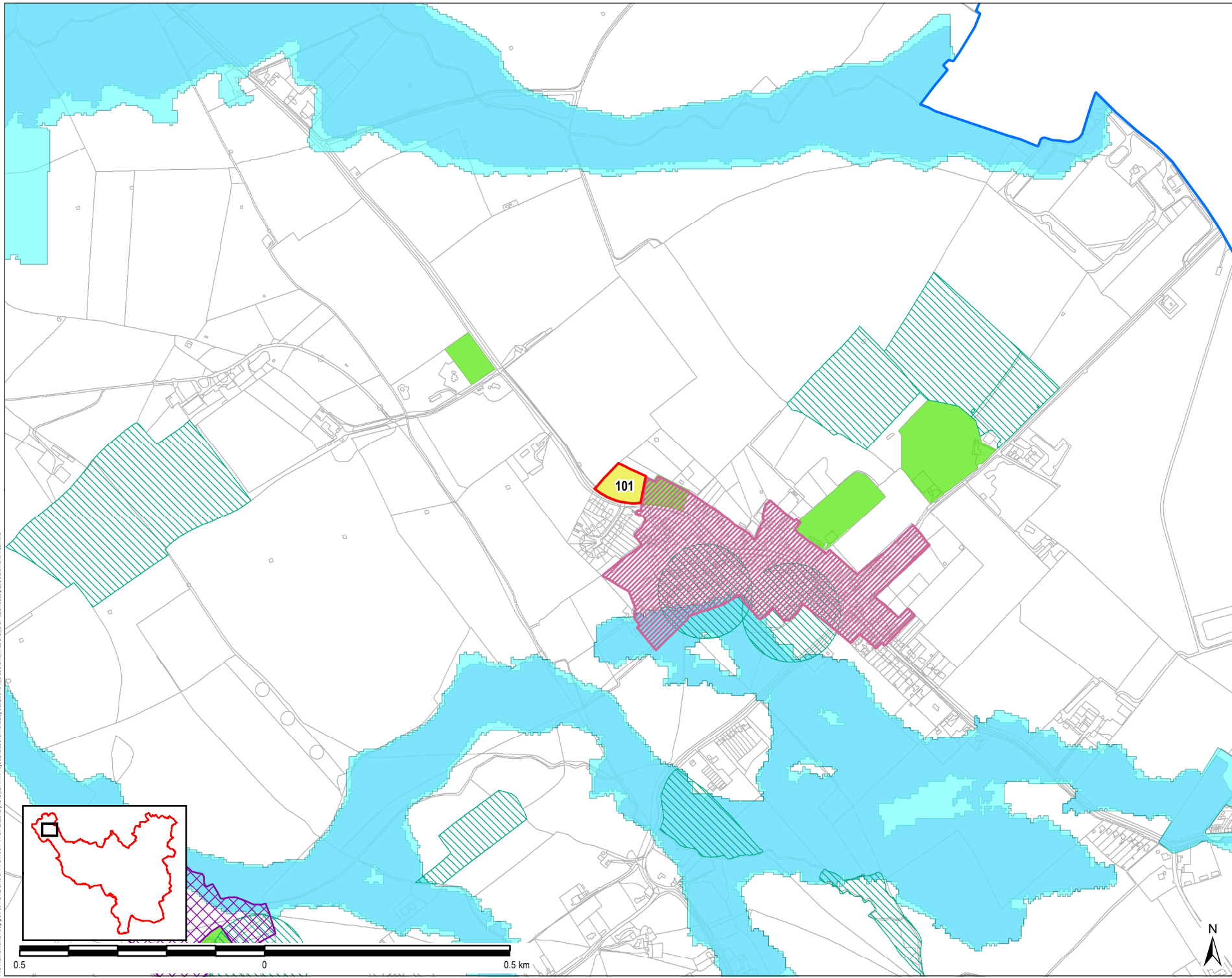
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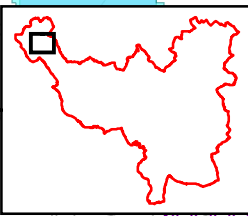
2.9 Long Marston sites

LEGEND

- Site Boundary
- Sites with Minor Constraints
- Dacorum District Boundary
- Scheduled Monument
- Conservation Area
- Wildlife Site
- Green Space
- Flood Zone 2
- Flood Zone 3



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Project Title
**DACORUM SITE ASSESSMENT
 STUDY**

Drawing Title
**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 LONG MARSTON**

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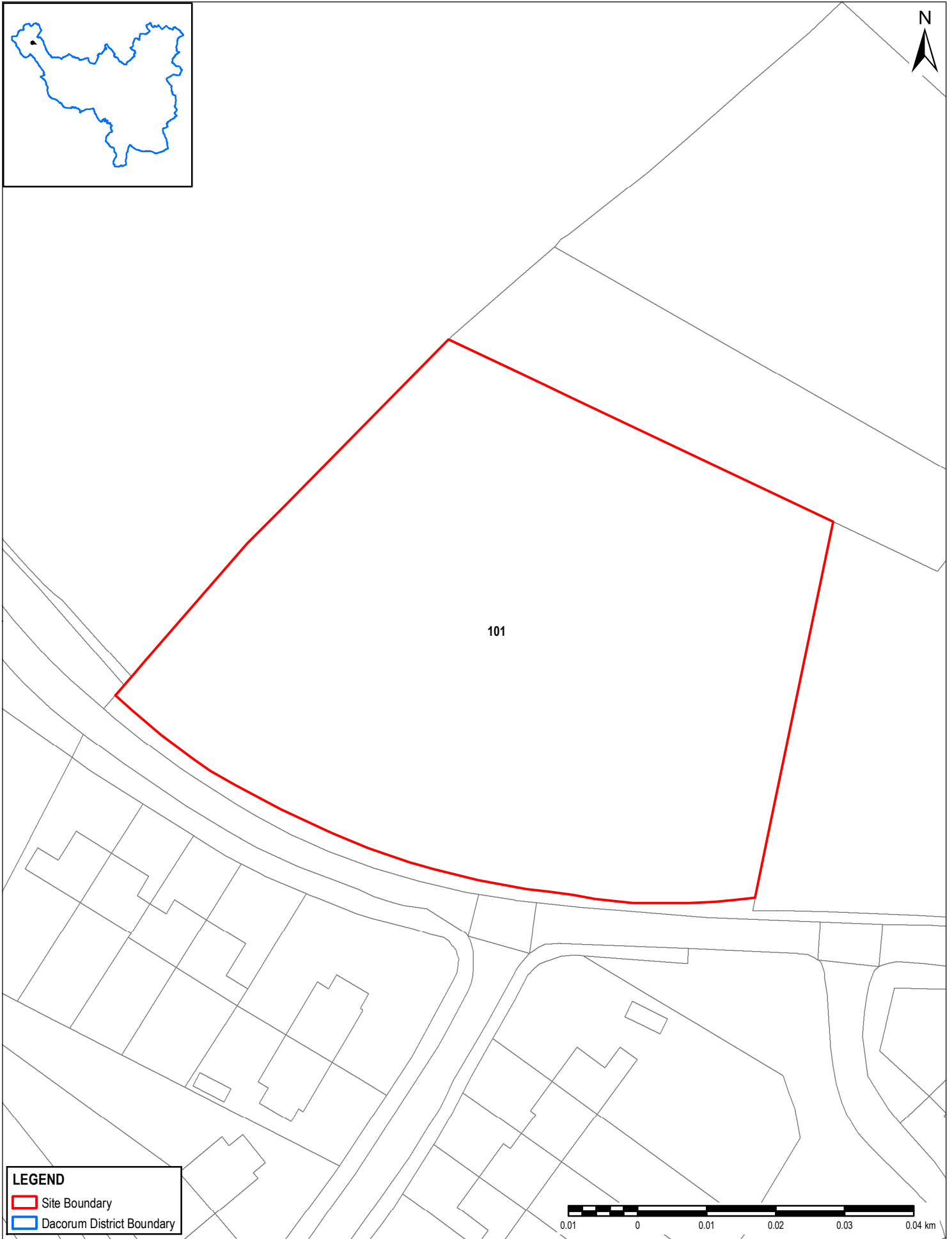
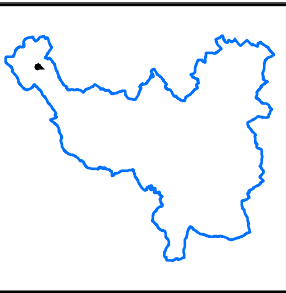




Site Number: 101 Site Name: Land West of Long Marston

Settlement	Long Marston			
Gross Area (ha)	0.55			
Net Developable Area (ha)	0.44			
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)	12			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network; very limited bus service to village, local facilities are also 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.			
In Green Belt?	No			
Geo-environmental	Aerial imagery for the site indicates the presence of an unknown heap dated 2003 and 2006 and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, which may be a potential source of on-site contamination requiring management as part of any redevelopment.			
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	The site shares a boundary to the east with the Long Marston Conservation Area and is approx. 102m from the Grade II listed Church of All Saints (NHLE 1077004) which is well screened by hedges in the direction of the site. The site lies within the area of archaeological significance DAC_12. It is likely that an archaeological evaluation would be required.			
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 113 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 comprises a small single field in pastoral use on the western side of the village of Long Marston. The site is enclosed to the west, north and east by vegetation. The site sits within the settlement pattern of the village. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of its rural village location and vegetation around its edge.			
Regeneration potential- indices of Multiple Deprivation score	40% least deprived			


Site Number: 101 Site Name: Land West of Long Marston

Regeneration potential- Indices of Multiple Deprivation (surroundings)	40% least deprived
Economic development potential	The area around the site has some businesses with workers tending to be well-qualified and in high-level occupations. Workers live quite far from their place of work due to the remoteness of the site, and this is compounded by a lack of public transport. The Adopted Core Strategy has identified Long Marston as an "area of development restraint" and this site appears to fit into that category due to the lack of connectivity.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development at this location would have potential to be sympathetic to the existing settlement form and would be coherent with existing built environment.
Spatial Opportunities and Constraints- coalescence risk	There is no risk of coalescence with nearby settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Existing defensible boundary to the east of the site created by the Grade II Listed Building . Clear hedgerows delineating the site.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs well on range of criteria, but is adjacent to the Long Marston Conservation Area and performs less well on the heritage criterion for this reason. However, given there is likely some scope for mitigation, overall the site is considered potentially suitable for allocation with minor constraints. Site is not in Green Belt, AONB or its setting.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints



LEGEND	
	Site Boundary
	Dacorum District Boundary



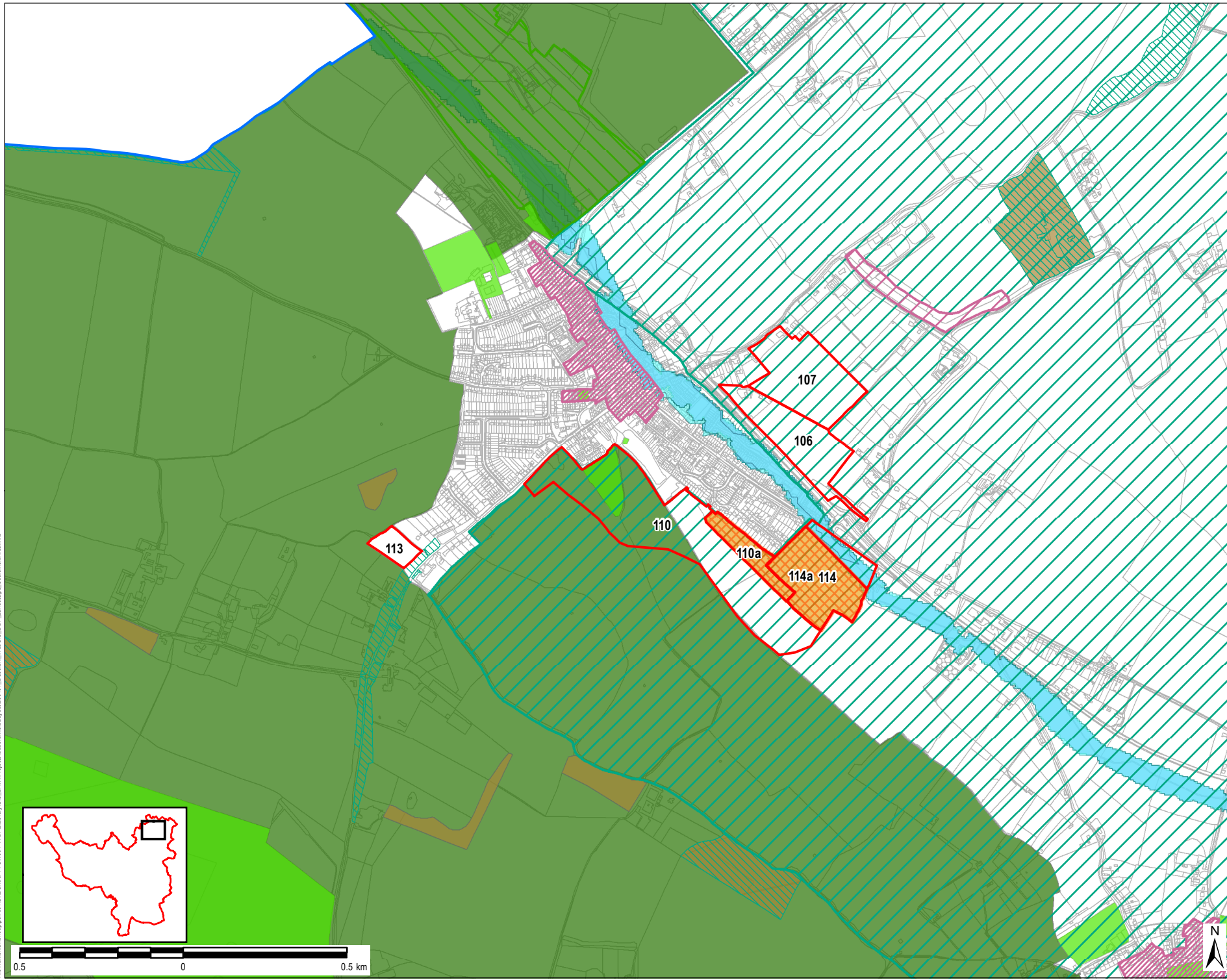
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2.10 Markyate sites

LEGEND

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



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**ENVIRONMENTAL CONSTRAINTS
 SETTLEMENT AREA:
 MARKYATE**

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 2

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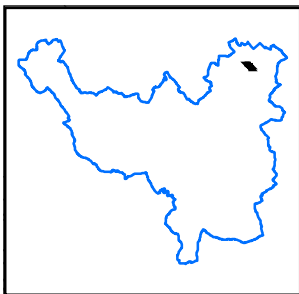
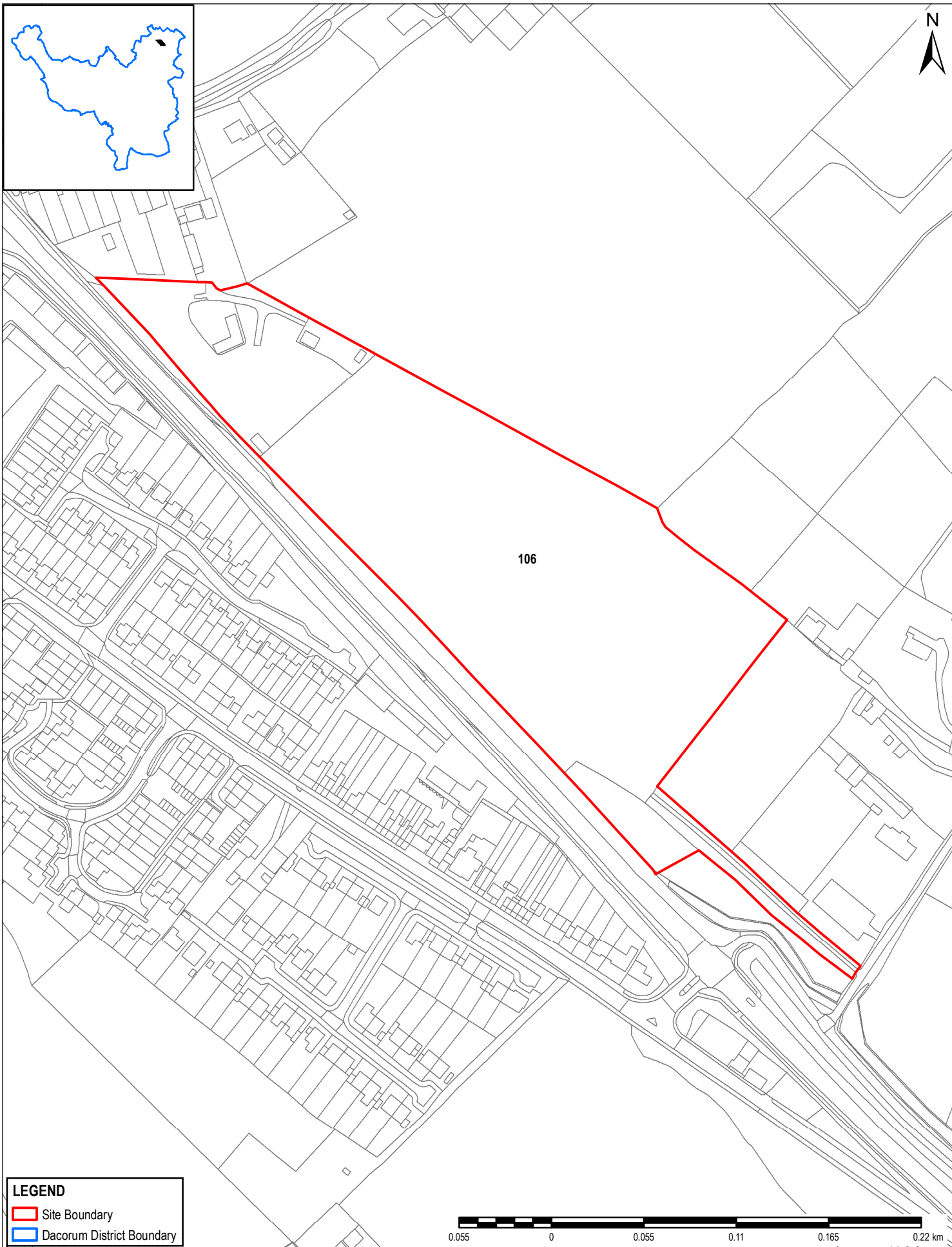
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Site Number: 106 **Site Name: Fields off Green Lane**

Settlement	Markyate			
Gross Area (ha)	5.03			
Net Developable Area (ha)	4.02			
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 has frontage onto the A5183 and Green Lane. However, Green Lane is narrow with limited visibility and is considered unsuitable to support residential development. It is considered unlikely that access directly from A5183 would be supported by the highway authority, although required visibility splays are achievable; local facilities available; good access to public transport. Pedestrian and cycle connections from the north of the site to the centre of Markyate are facilitated by the bridge across the A5183.			
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, Chalk Rock Member and 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, aerial imagery for the site indicates the presence of an unknown heap within the southern portion of the site, and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap. This is considered to be a potential source of on-site contamination that may require management during site redevelopment. A vehicle repair and servicing centre is located approximately 50m south-east of the site, which may also be a potential source of contamination with the potential to impact the site. Finally, Made Ground is anticipated to be present on site due to the historical development of the site.			
Agricultural land quality grade	3			
Existing use	Agriculture and farm buildings			
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	No built heritage constraints. The listed buildings in the historic core of Markyate are at least 250m distant and screened from the site by development to the south of the A5183.			

Site Number: 106 Site Name: Fields off Green 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 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 steeply sloping, forming part of the River Ver valley, with a fall from the north-east towards the south-west. The A5183 defines the south-west boundary of the site, and also forms the principal northern settlement edge to Markyate. A belt of mature vegetation separates the site from the A5183. Overall, the site is judged to perform reasonably on this criterion, but with major constraints as a result of the steep landform, extension beyond the main settlement edge and potential for impacts on the setting of the AONB.
Regeneration potential- indices of Multiple Deprivation score	10-20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10-20% least deprived
Economic development potential	There are a reasonable number of businesses in the surrounding area, but workers have below average level of qualifications. 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 Markyate as a "place of limited opportunity".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site would be a change to the existing form of development by promoting development on the east side of the A5183. The current settlement sits on the west side of the A5183.
Spatial Opportunities and Constraints- coalescence risk	Development on the site would not risk coalescence with other settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Strong defensible boundary with the A5183 but would disrupt the existing defensible boundary of Markyate.
Noise and pollution- bad neighbour uses?	Adjacent to the A5183.
Overall site conclusion- comments	Site's performance in terms of how it contributes to Green Belt purposes, added to the difficulty of traffic access from Green Lane, combine to indicate this site is 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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07/01/2020	1:2,900	DRAFT		
Drawing Number			Rev	
SITE 106			1	
FIGURE 72			<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>	

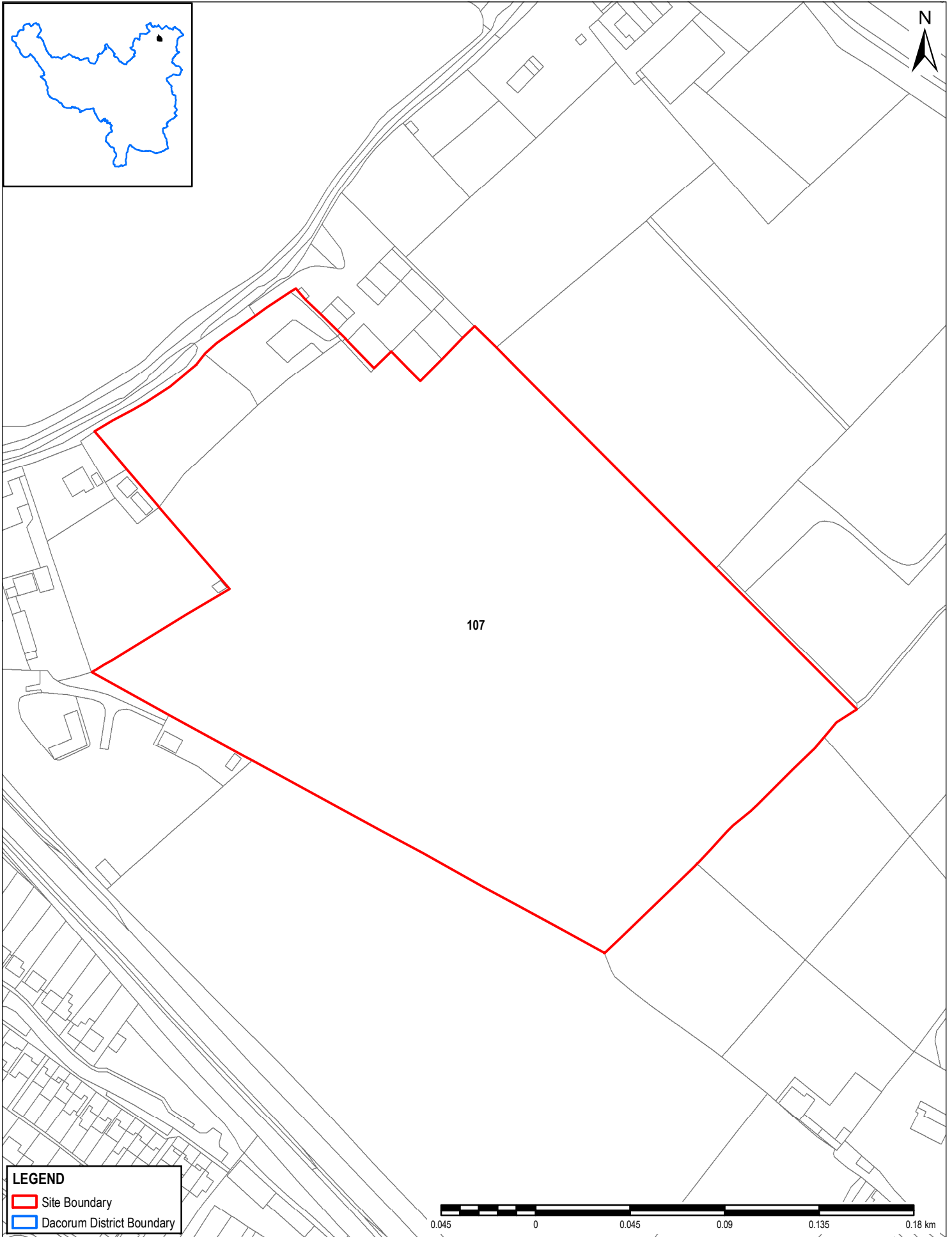
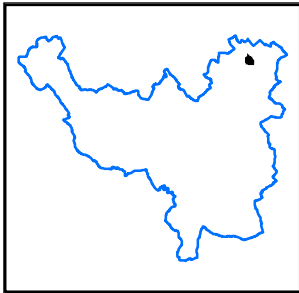
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Site Number: 107 Site Name: Hicks Road

Settlement	Markyate			
Gross Area (ha)	6.24			
Net Developable Area (ha)	4.99			
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	Hicks Road to the north of the site is a very narrow one-track lane with tall, mature trees on both sides. Harps Hill at this point is a poorly surfaced farm track that would need significant upgrade were the site to be developed. Even where Harps Hill is a paved, urban street to the west of the site, it is single carriageway. However, pedestrian and cycle connections from the north of the site to the centre of Markyate are facilitated by the bridge across the A5183. Overall, given the scale and location of the site, access is a very significant, probably fundamental, constraint.			
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 Chalk Rock Member and therefore consideration should be given to Controlled Waters. In addition, a vehicle repair and servicing centre is located approximately 100m south-west of the site, 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		
Conclusion on potential land use based on neighbouring uses	Mixed use			
Potential for mix of housing types- conclusion	n/a			
Heritage assets	No built heritage constraints. The site is close to the corner of Hicks Road and the A5183. The fact that the site is set back approx. 40m from the road will reduce the effect of development on the north-eastern approach into Markyate.			

Site Number: 107 Site Name: Hicks Road

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 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 steeply-sloping, forming part of the River Ver valley side and ridgeline with a fall from the north-east towards the south-west, and comprises a single field in arable use which is enclosed by hedgerows with intermittent trees. The site has a small group of farm buildings to its north and adjoins properties to its west, but is not part of Markyate's main settlement pattern. Overall, the site is judged to have major constraints as a result of the valley and ridgeline landform, potential for impacts on the setting of the AONB and its rural location.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	There are a reasonable number of businesses in the surrounding area, but workers have below average level of qualifications. 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 Markyate as a "place of limited opportunity".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development of the site would not be sympathetic to local character and history. The site would be a change to the existing pattern of development by promoting development on the east side of the A5183. The current settlement sits almost entirely on the west side of the A5183 and the site itself would form a relatively free-standing, isolated extension of the settlement into open countryside.
Spatial Opportunities and Constraints- coalescence risk	It is not considered that the site would increase the risk of coalescence between Markyate and other settlements..a
Spatial Opportunities and Constraints- defensible boundary potential	While the site itself is surrounded by hedgerows, if developed it would be surrounded by open countryside on almost all sides and its development does not appear particularly defensible in terms of clear, logical boundaries separating development from the countryside.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	The site's most significant constraint is vehicular transport and access, given its scale and location, and there seems little potential for this to be mitigated. However, it also performs poorly on the spatial opportunities and constraints, Green Belt and landscape and visual impact criteria. Despite adequate performance on other criteria, the combined constraints indicate this site is unsuitable for allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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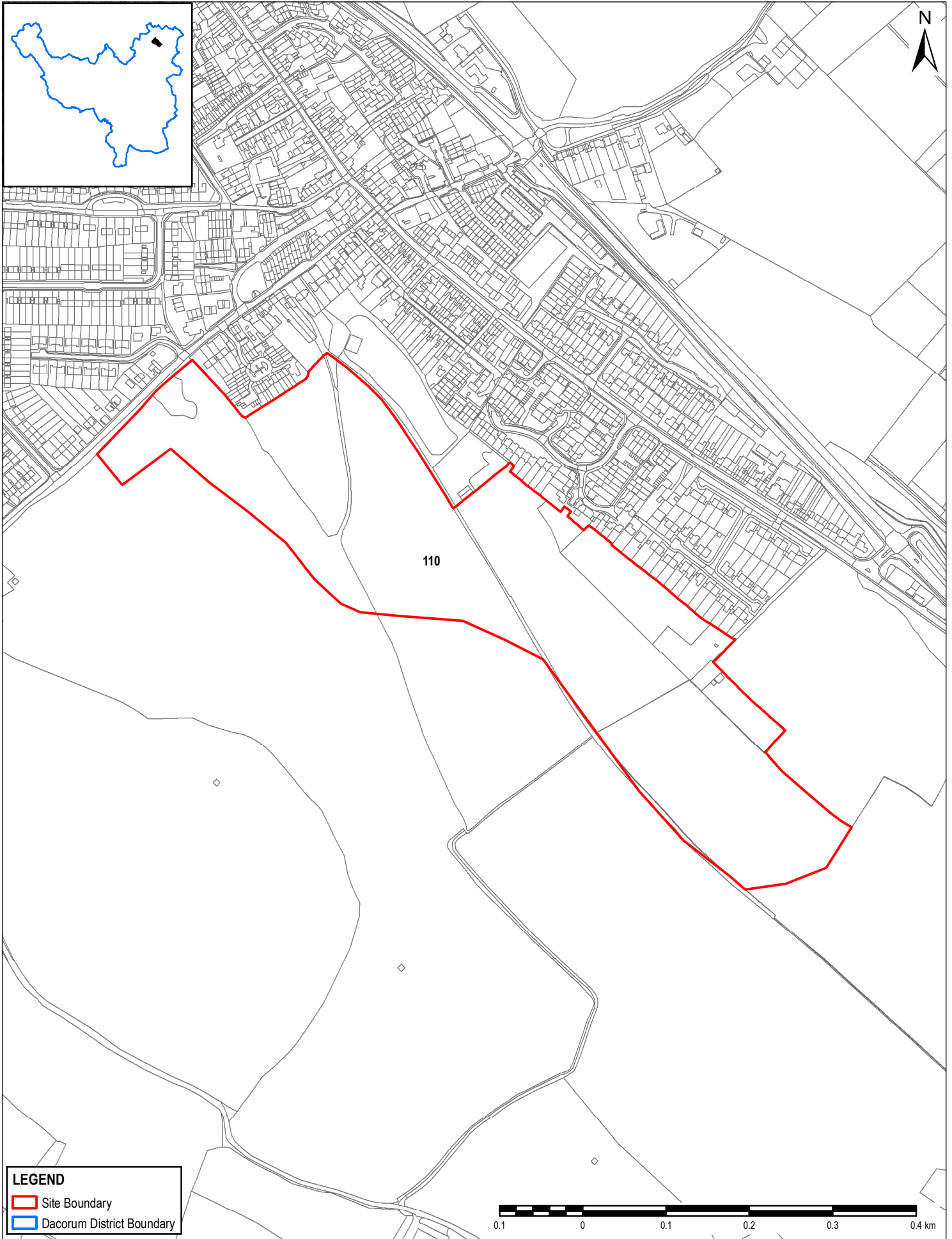
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SITE 107		FIGURE 73		

Site Number: 110/110a
Site Name: Cotton Spring Farm

Settlement	Markyate			
Gross Area (ha)	32.19 (reduced through Phase 1 assessment to 9.51, and then to site 110a: 1.76)			
Net Developable Area (ha)	25.75 (reduced through Phase 1 assessment to 7.61 and then to site 110a: 1.4)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	C (applied to site 110a only)			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	39			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	Direct access to the local road network only via area of site that overlaps with 114- therefore can be developed only via Site 114 London Road, which provides only indirect access to services and facilities in the village centre. In order to avoid a large cul-de-sac with only a single point of access generating a traffic bottleneck, may be appropriate to reduce developable area.			
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 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.			
Agricultural land quality grade	3			
Existing use	Markyate Village Green, and scrubland			
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	Potential for site to offer range of dwelling sizes, but constrained slightly due to smaller site size.			
Heritage assets	There is a Grade II listed milestone on London Road approx. 140m to the north of the site. Development on the site will not affect the asset's setting and there are no other built heritage or archaeological constraints.			

Site Number: 110/110a
Site Name: Cotton Spring Farm

Landscape and Visual Impact	Assuming amendment of original site boundary so that portion within the Chilterns AONB is removed, the site is not within the AONB but may impact its setting due to its proximity. 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 outside the AONB is on the upper slopes of the River Ver valley, the landform falls from south-west to north-east and comprises Markyate Village Green, part of an agricultural field, and an area of scrub and trees. The site adjoins the southern village edge of Markyate. The site is partially enclosed by mature vegetation, and includes mature trees. A public footpath crosses the site and the Hertfordshire Way long distance recreational trail adjoins part of its southern boundary. Overall, the site is judged to perform poorly on this criterion as a result of the potential for impacts on the setting of the AONB, mature vegetation, and part of the site being Markyate Village Green.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	There are a reasonable number of businesses in the surrounding area, but workers have below average level of qualifications. 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 Markyate as a "place of limited opportunity".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development at this location would have potential to be sympathetic to the linear housing pattern of the settlement. However, Markyate Village Green which lies within the northern part of the site boundary, is a community facility and thus not developable.
Spatial Opportunities and Constraints- coalescence risk	There is no risk of coalescence with nearby settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Field hedgerows provide the potential for defensible boundaries for this development
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	<p>Assessment of this site is made more complex by the number of overlapping sites in this location, but once overlaps, including but not limited to the land within the Chilterns AONB, have been resolved, the site comprises a linear strip along the south-eastern edge of Markyate. The most significant constraints for this linear strip are access (it could only be accessed if Site 114 is developed, which even then has its own access constraints and provides a highly indirect route to the village centre), Markyate Village Green, Green Belt and the setting of the AONB. Other than these, it performs relatively well.</p> <p>To mitigate these constraints, it is recommended that the linear strip is reduced in size. This would exclude the village green, ease pressure on the indirect site access to the village centre via site 114, and reduce impact on the Green Belt and AONB setting. It would also ensure a far stronger performance on the spatial opportunities and constraints criterion due to defensible boundaries and relationship to the existing settlement pattern. This reduced area is known as 110a for the purposes of this study, and its allocation could be offset by compensatory improvements to adjacent Green Belt land within the same ownership, in line with NPPF paragraph 138.</p> <p>Site 110a is therefore considered potentially suitable for allocation but with major constraints.</p>
Overall site conclusion- final rating	Site 110a is potentially suitable for allocation with major constraints



LEGEND

- Site Boundary
- Dacorum District Boundary

Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 110

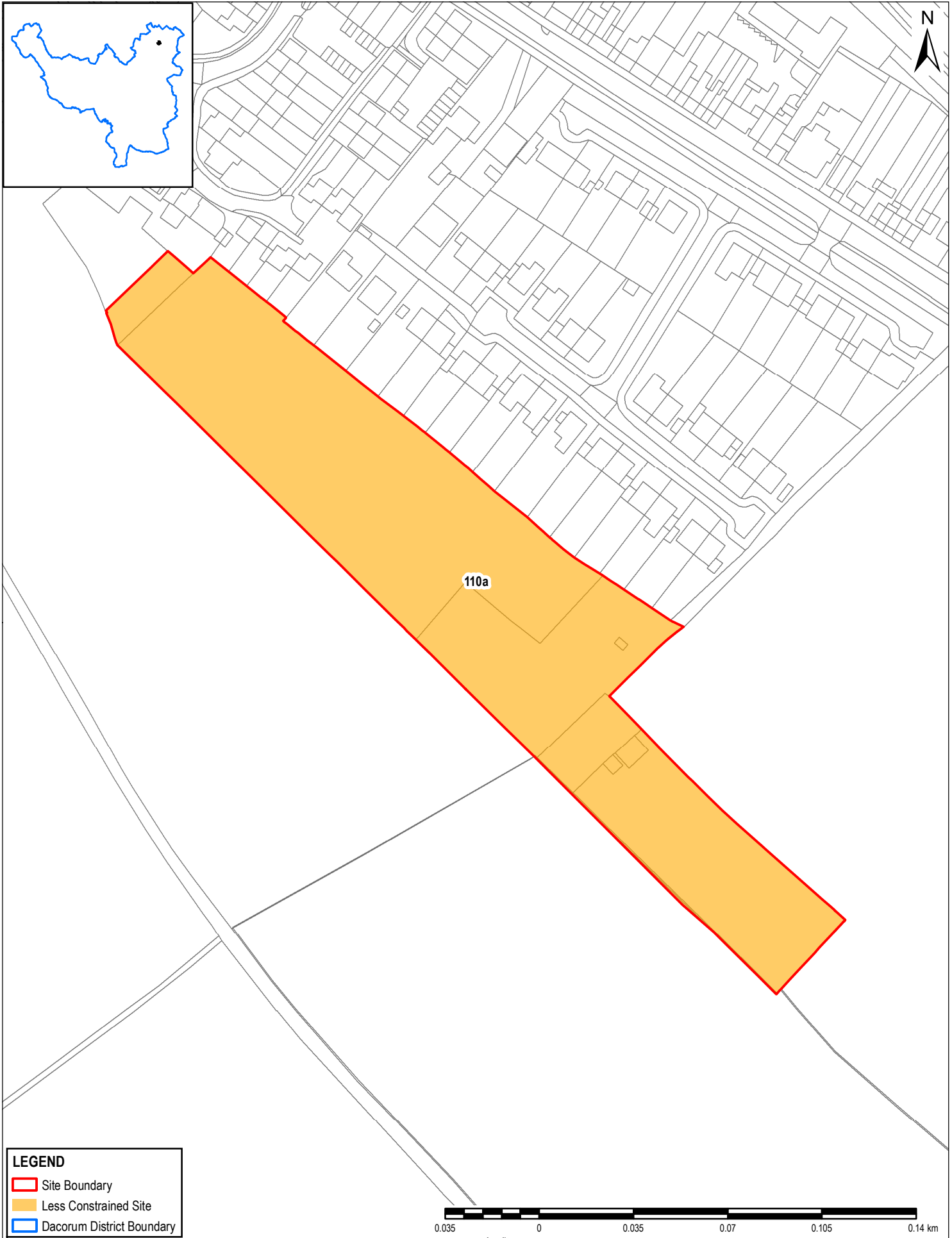
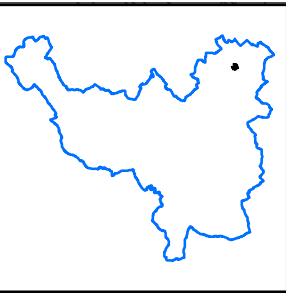
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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	



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SITE 110A			Drawn	Checked	
			LL	AD	
			Approved	JH	
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			FIGURE 75	1	
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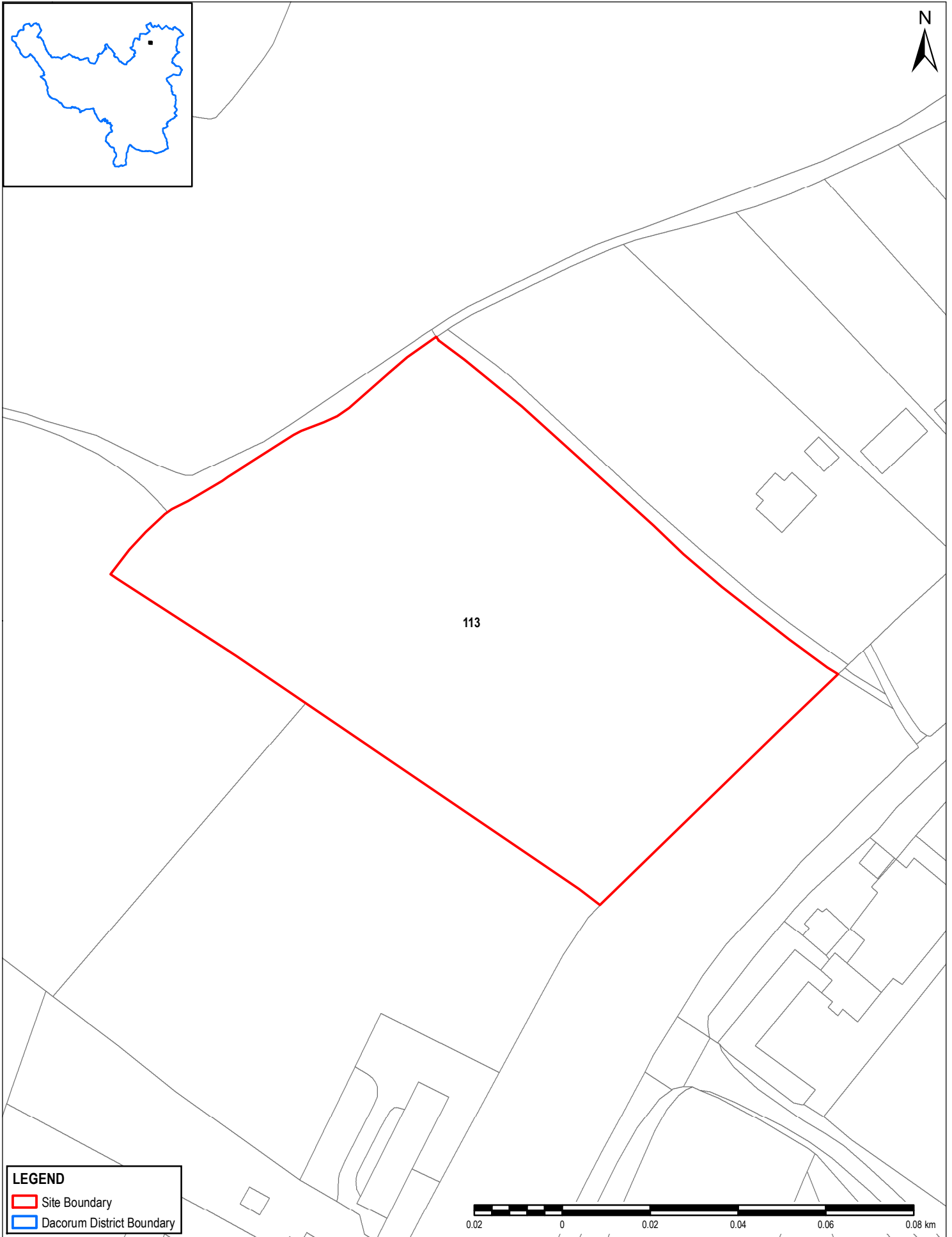
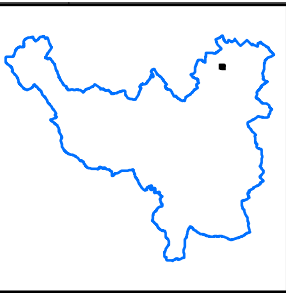
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Site Number: 113 **Site Name: Land West of Pickford Road**

Settlement	Markyate			
Gross Area (ha)	1.02			
Net Developable Area (ha)	0.82			
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	No direct access to the local road network; would require access via Site 109 'Land North of Pickford Road and Friendless Lane', but this is a wildlife site, so not suitable for access. As such, site cannot be accessed.			
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?	No			
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.			
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 site has capacity for a limited range of housing types.			
Heritage assets	The site is on the west side of Pickford Road from the Grade II listed Little Cheverells (NHLE 1101217) and the Granary at Little Cheverells (25 metres North East of House) (NHLE 1295884). There is a c. 20m wide verge between the road and the hedge at the southern boundary of the site formed by Site 109, Land north of Pickford Road and Friendless Lane. If site 109 is left undeveloped and the screening between the two sites maintained, development on the site will not have an undue impact on the assets.			
Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its close proximity. The site is within an area of the DLCA that is defined as settlement and as such has not been characterised. The site is flat and comprises a single field of pasture enclosed by tall mature hedgerows. The site is located within an area of localised ribbon development along Pickford Road in the south of Markyate, but is set back from the road by an area of open access land. A public footpath passes along the north-eastern boundary of the site, with the Hertfordshire Way long distance recreational adjacent to the site's north-west boundary. 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 vegetation around the site and that it is set back from the road by an area of open access land.			

Site Number: 113 Site Name: Land West of Pickford Road

Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	There are a reasonable number of businesses in the surrounding area, but workers have below average level of qualifications. 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 Markyate as a "place of limited opportunity".
Environmental designations	Adjacent to a Local Wildlife Site.
Spatial Opportunities and Constraints- local character and history	Proposed development location and scale would be sympathetic to local character and history. Development here would be a continuum of existing development along Pickford Road.
Spatial Opportunities and Constraints- coalescence risk	Proposed development would contribute towards maintaining strong sense of place along Pickford Road and would not cause any coalescence between settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Defensible boundaries created by hedgerows
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is within setting of AONB, performs reasonably well across other criteria and is not in the Green Belt. However, it cannot be accessed except via Site 109, which is designated as a wildlife site, and therefore it is not suitable for access to be created across it. This is a fundamental access constraint that makes the site not suitable for development or allocation.
Overall site conclusion- final rating	Unsuitable for allocation.



LEGEND

- Site Boundary
- Dacorum District Boundary



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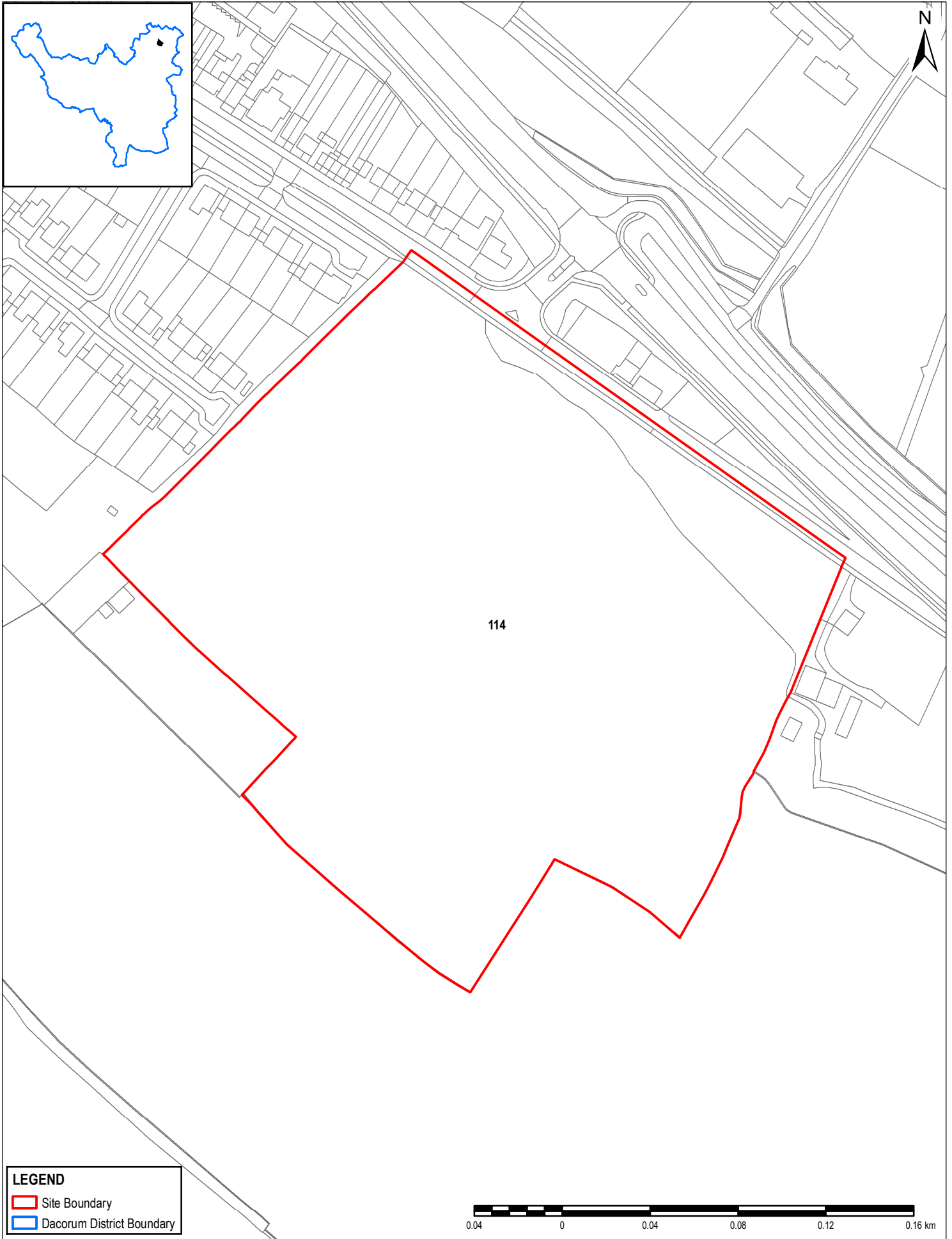
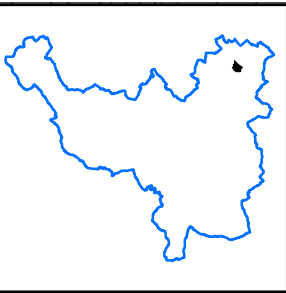
Site Number: 114/114a
Site Name: London Road



Settlement	Markyate			
Gross Area (ha)	6.25 (reduced site 114a: 5.03)			
Net Developable Area (ha)	5 (site 114a: 4.02)			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	E			
Gross Density (dph)	26			
Net Density (dph)	34.5			
Gross dwelling Capacity (dwellings)	131			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The access road for the site off London Road would have to cross Flood Zone 2/3. As such it would be subject to a Flood Risk Assessment, Exception Test and suitable design. The site is within the general presumption of 300 dwelling capacity for a single point of access (based on the Roads in Hertfordshire Design Guide) ³ , although this should be considered just a starting point and each case should be determined against local circumstances. Capacity of the Dammersey Close/London Road junction would be one potential constraint. Another risk is that there could be a ransom strip between Dammersey Close and the site boundary. Overall, the site would be potentially suitable but with major constraints on the access criterion.			
Flooding conclusion	The River Ver passes through 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. This should be investigated further as part of a site specific Flood Risk Assessment. Residential development on this site will require the application of the NPPF Exception Test.			
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 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, a vehicle repair and servicing centre is located adjacent to the north of the site, which may 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	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.			

³ Available at

Site Number: 114/114a
Site Name: London Road

Heritage assets	No built heritage or archaeological constraints.
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 within the River Ver valley, such that the landform falls from south-west to north-east and comprises a single field in use as pasture. The River Ver crosses the northern part of the site. The site is enclosed by vegetation from the south through to the east, and adjoins the settlement edge to the north-west. 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 River Ver.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	10% least deprived
Economic development potential	There are a reasonable number of businesses in the surrounding area, but workers have below average level of qualifications. 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 Markyate as a "place of limited opportunity".
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site would increase ribbon development along the A5183. However the scale would be sympathetic to the existing settlement.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence between Markyate and nearby settlements.
Spatial Opportunities and Constraints- defensible boundary potential	Hedgerows provide defensible boundaries to development.
Noise and pollution- bad neighbour uses?	Adjacent to the A5183.
Overall site conclusion- comments	<p>Site's most significant constraints are area of flood risk to the north (which could also have the potential significantly to constrain access), Green Belt and the setting of the AONB. Other than these, the site performs relatively well.</p> <p>It is recommended that site boundaries are amended to exclude the area of flood risk to the north, which would significantly improve the suitability of the remainder of the site across a range of criteria- the remaining site would be renamed 114a for the purposes of this study. Its allocation 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.</p> <p>Site 114a is therefore considered potentially suitable for allocation but with major constraints.</p>
Overall site conclusion- final rating	Site 114a is potentially suitable for allocation with major constraints.



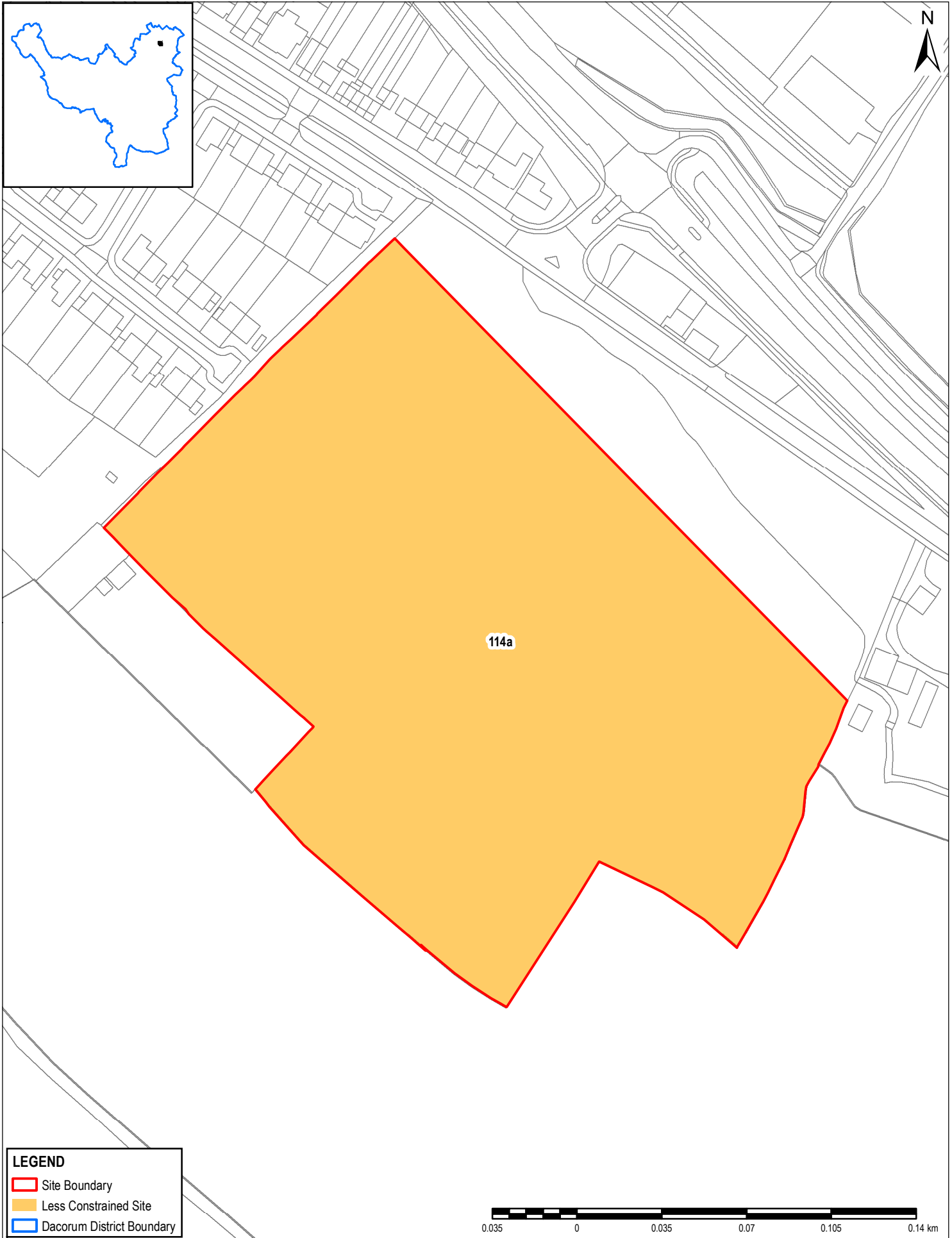
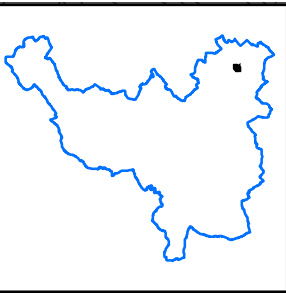
LEGEND	
	Site Boundary
	Dacorum District Boundary



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			FIGURE 77	1	



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LEGEND		
	Site Boundary	
	Less Constrained Site	
	Dacorum District Boundary	


















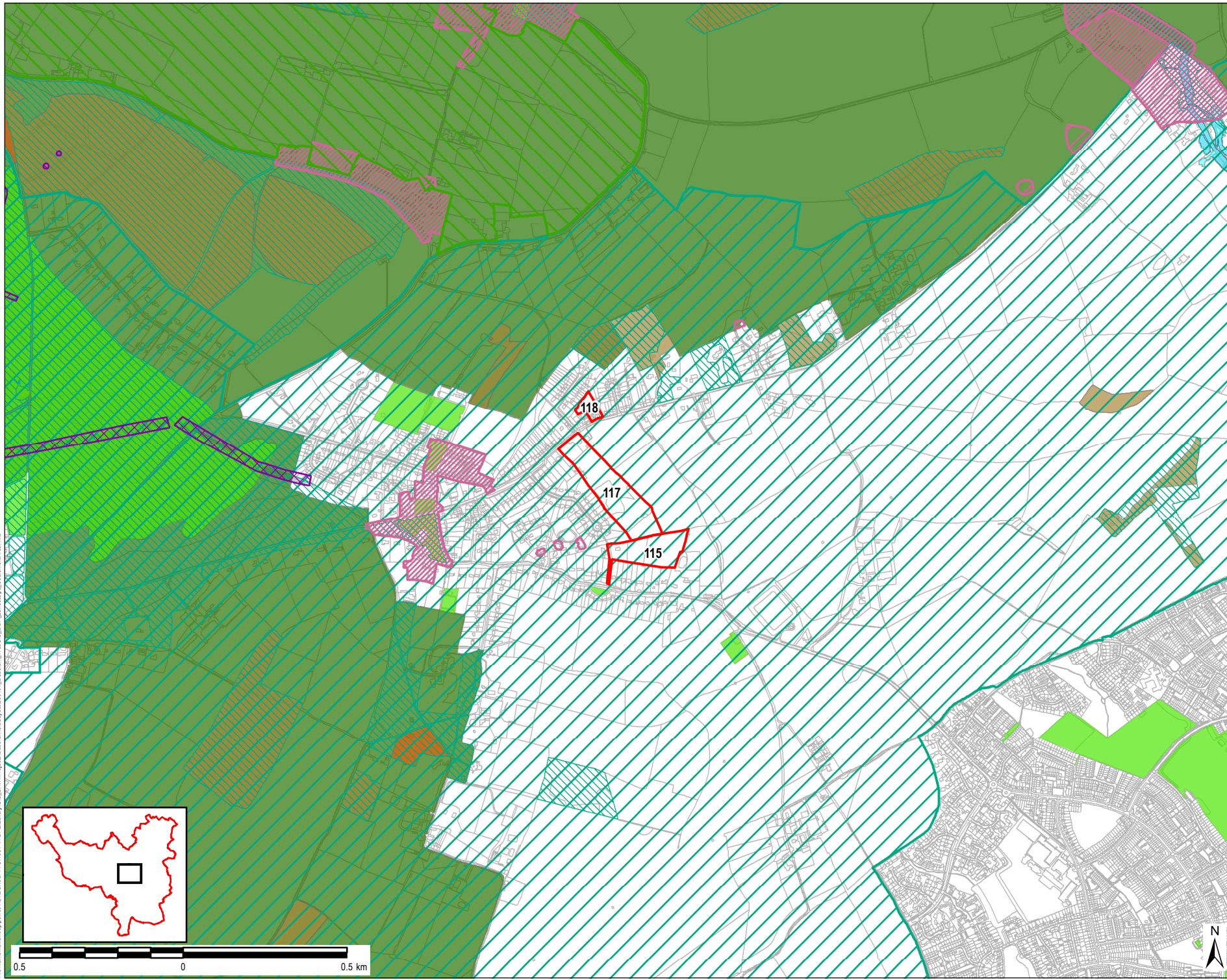
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SITE 114A		FIGURE 78		

2.11 Potten End sites

LEGEND

-  Site Boundary
-  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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Client
DACORUM BOROUGH COUNCIL

Project Title
**DACORUM SITE ASSESSMENT
 STUDY**

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

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AECOM Internal Project No. 60590216		Scale @ A4 1:15,000	

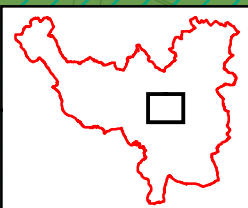
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FIGURE 3

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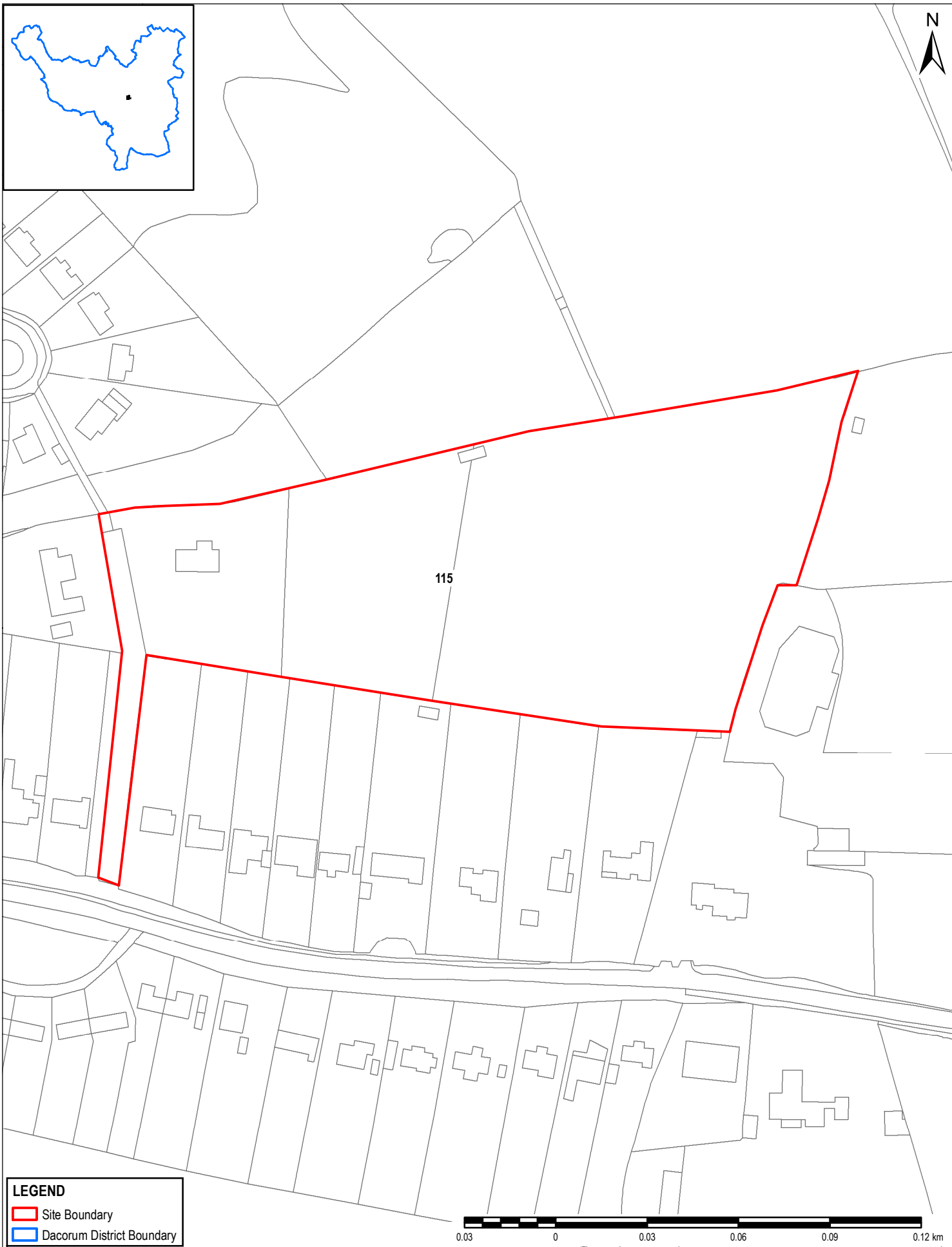


Site Number: 115 **Site Name: 49 Hempstead Lane**

Settlement	Potten End			
Gross Area (ha)	1.90			
Net Developable Area (ha)	1.52			
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 served by an existing private drive from Hempstead Lane. It is unclear if this is wide enough to provide two-way traffic flow plus pedestrian access, and this would have to be clarified. Reasonable access to local facilities; close to bus stop but limited bus service; within walking distance of village services and facilities.			
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 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, historic landfills are located within 50 and 250m west of the site, which would be considered to be a potential source of contamination with the potential to impact the site.			
Agricultural land quality grade	3			
Existing use	Agriculture and residential			
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 site is well screened from its surroundings by hedges. The Grade II listed Boxted Dairy Farmhouse (NHLE 1078115) is approx. 575m to the east but the site is not within its setting.			

Site Number: 115 Site Name: 49 Hempstead Lane

Landscape and Visual Impact	The site is not within the Chilterns AONB but is unlikely to impact the AONB due to distance and intervening features. The site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is gently sloping and comprises a large house and garden enclosed by mature trees along with mature trees through the remainder of the site. The site adjoins residential land uses to its south and west. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of its position within the settlement pattern with constraints of the mature 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 does include businesses with a very well-qualified workforce that hold high-level occupations, but this is mainly towards Berkhamsted rather than within Potten End. Workers in Potten End typically travel far to work and tend to do so using car rather than sustainable modes of transport. The site is not well connected via train, bus or car which would prevent any major economic development on this site. The Adopted Core Strategy identifies Potten End as an "area of development restraint" which is based on the lack of infrastructure and housing. This site does appear to have major constraints to development however; the Census 2011 data suggests that there has been some success in attracting small, good-quality employers and employees.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location and scale of the site is sympathetic to the character of Potten End.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Clear defensible boundaries from the hedgerows surrounding the site's 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

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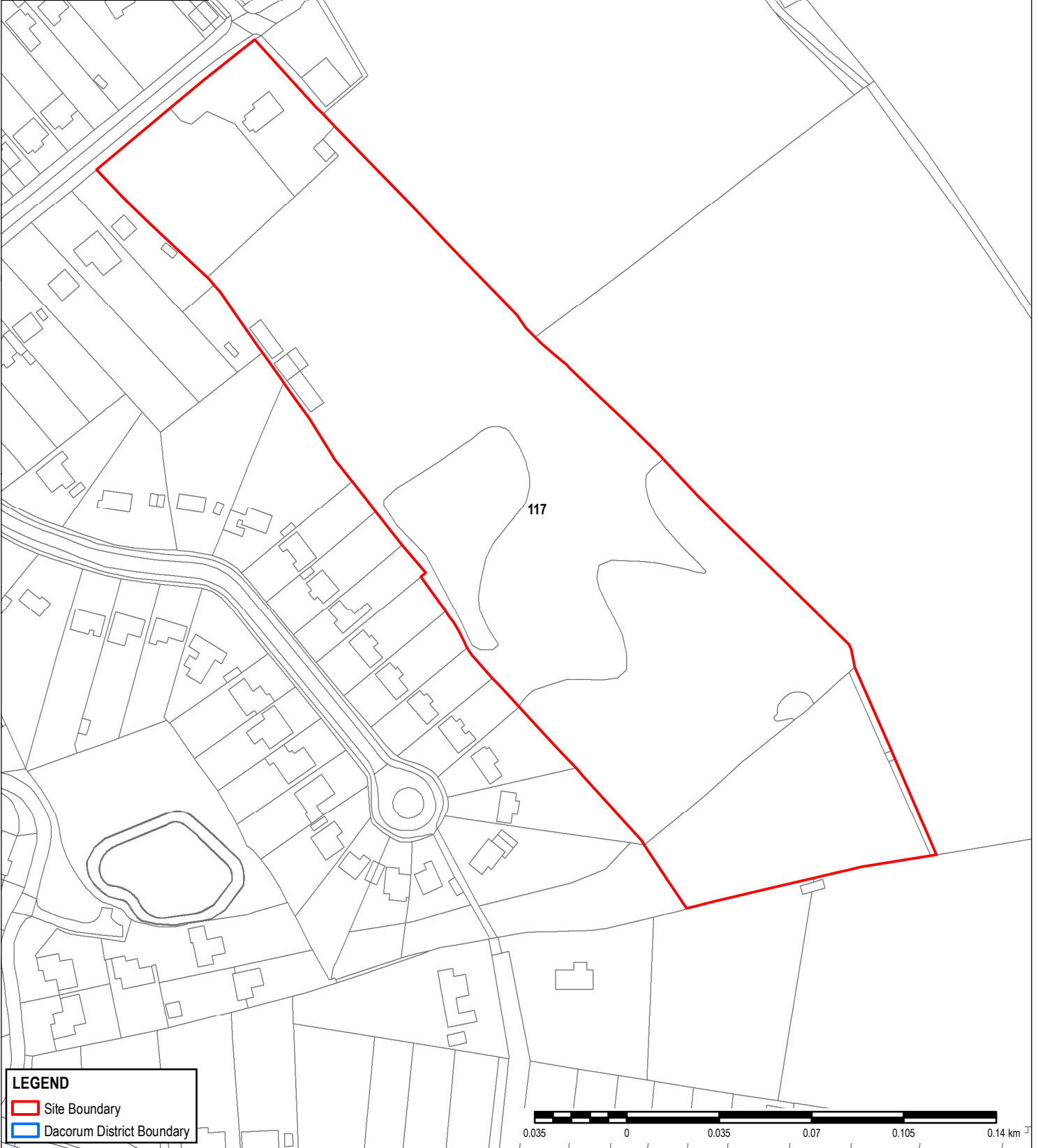
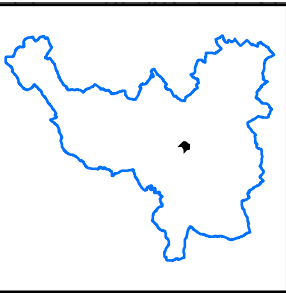
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Site Number: 117 **Site Name: Old Kiln Meadow**

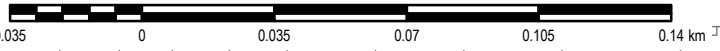
Settlement	Potten End				
Gross Area (ha)	3.51				
Net Developable Area (ha)	2.81				
Current Use (Greenfield / Brownfield / Mixture)	Mixture				
Proposed Use	Residential				
Design Case Study	n/a				
Gross Density (dph)	n/a				
Net Density (dph)	n/a				
Gross dwelling Capacity (dwellings)	n/a				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network; limited bus service to the village; reasonable access to local facilities.				
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 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 repair and servicing centre is located adjacent to the north of the site, which may be a potential source of contamination with the potential to impact the site. Finally, a historic landfill is located within 50 and 250m 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	Residential, garden, paddocks and woodland				
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 site is approx. 330m east of the nearest listed building, the Grade II listed Potten End Strict Baptist Chapel Along Path on the West Side of Number 7 (NHLE 1348076) and screened from it by development to the north of Water End Road and The Front. There will be no impact on this or any other designated asset. The site is approx. 250m east of the Potten End Conservation Area and will not impact upon it.				

Site Number: 117 **Site Name: Old Kiln Meadow**


Landscape and Visual Impact	<p>The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB.</p> <p>The site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site is gently sloping and comprises paddocks interspersed with woodland and mature trees and a number of buildings, including a residential property. The site also adjoins residential land uses to its north adjacent to Water End Road and to the west. Overall, the site is judged to perform reasonably on this criterion with major constraints as a result of the potential for impacts on the AONB, and the tree cover within the site.</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 include businesses with a very well-qualified workforce that hold high-level occupations, but this is mainly towards Berkhamsted rather than within Potten End. Workers in Potten End typically travel far to work and tend to do so using car rather than sustainable modes of transport. The site is not well connected via train, bus or car which would prevent any major economic development on this site. The Adopted Core Strategy identifies Potten End as an "area of development restraint" which is based on the lack of infrastructure and housing. This site does appear to have major constraints to development however; the Census 2011 data suggests that there has been some success in attracting small, good-quality employers and employees.</p>
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The location and scale of the site is sympathetic to the character of Potten End.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	There are existing defensible boundaries in the form of trees. The development of this site would remove this defensible boundary.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs relatively well on most criteria except landscape, where it may have an impact on the setting of the AONB. 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



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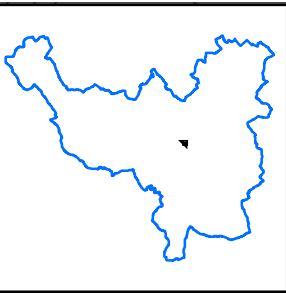
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SITE 117		FIGURE 80		

Site Number: 118 **Site Name: Water End Road**

Settlement	Potten End				
Gross Area (ha)	0.34				
Net Developable Area (ha)	0.27				
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 (Water End Road); limited bus service to the village; reasonable access to local facilities.				
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 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 any potential ground contamination. In addition, the site is located with 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 repair and servicing centre is located adjacent to the south-west of the site, which may be a potential source of contamination with the potential to impact the site. Finally, Made Ground is expected on-site due to the historical development of the site.				
Agricultural land quality grade	3				
Existing use	Residential				
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 Grade II* listed Ashridge RPG (NHLE 1000330) is approx. 520m to the north of the site but screened from it by development and woods. There is no association with the Grade II listed Boxted Dairy Farmhouse (NHLE 1078115) which is almost 1km to the south east.				
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 intervening features. The site is within LCA 120 of the DLCA; the condition of the LCA is described as moderate, and the strength of character is described as moderate. The site comprises a group of properties and gardens within the linear settlement pattern extending adjacent to Water End Road. Overall, the site is judged to perform well on this criterion as a result of its location within a built-up area.				

Site Number: 118 Site Name: Water End 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 area does include businesses with a very well-qualified workforce that hold high-level occupations, but this is mainly towards Berkhamsted rather than within Potten End. Workers in Potten End typically travel far to work and tend to do so using car rather than sustainable modes of transport. The site is not well connected via train, bus or car which would prevent any major economic development on this site. The Adopted Core Strategy identifies Potten End as an "area of development restraint" which is based on the lack of infrastructure and housing. This site does appear to have major constraints to development however; the Census 2011 data suggests that there has been some success in attracting small, good-quality employers and employees.
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 as it would comprise infill.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	Clear defensible boundaries.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs well on wide range of criteria. However it is previously developed land in the Green Belt in a location where it is not proposed to release Green Belt, and, as such, redevelopment cannot result in a decrease in the site's existing openness (unless the site is developed for limited affordable housing for local community needs). Unless this exception applies, and there is currently no evidence to suggest that it does, AECOM's assessment is that this constrains the site to an absolute maximum of 4 dwellings, and therefore the site would not form major development (ten dwellings or more) and is thus not suitable for potential <u>allocation</u> (while accepting that in certain circumstances it may be suitable 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 118

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2.12 Tring sites

LEGEND

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

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Purpose of Issue
DRAFT

Client
DACORUM BOROUGH COUNCIL

Project Title
DACORUM SITE ASSESSMENT STUDY

Drawing Title
ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: TRING

Drawn LL	Checked AD	Approved JH	Date 07/01/2020
AECOM Internal Project No. 60590216		Scale @ A4 1:25,000	

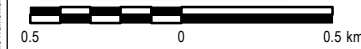
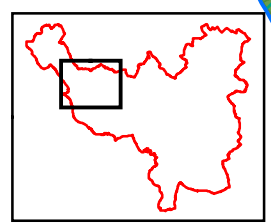
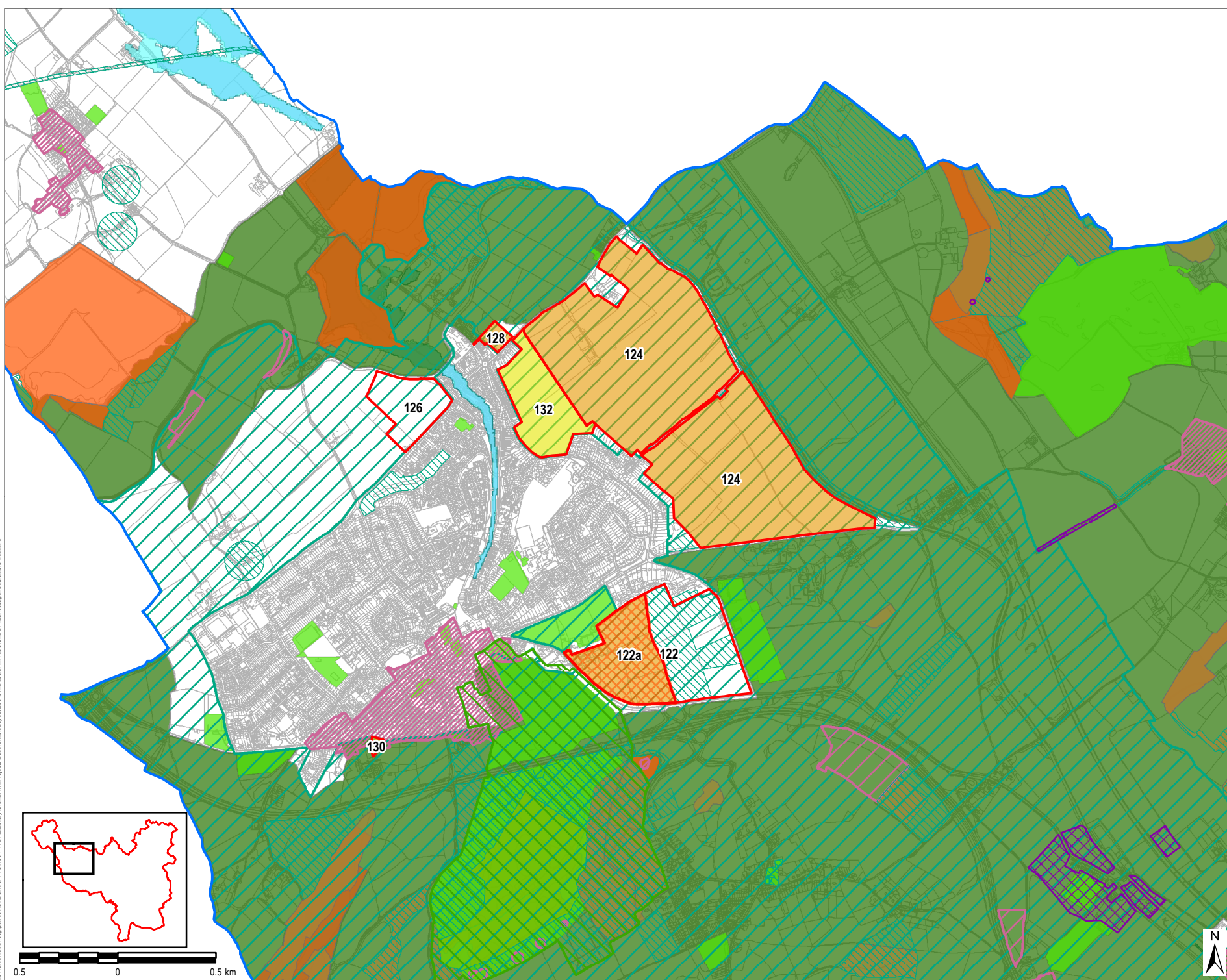
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Drawing Number
FIGURE 4

Rev



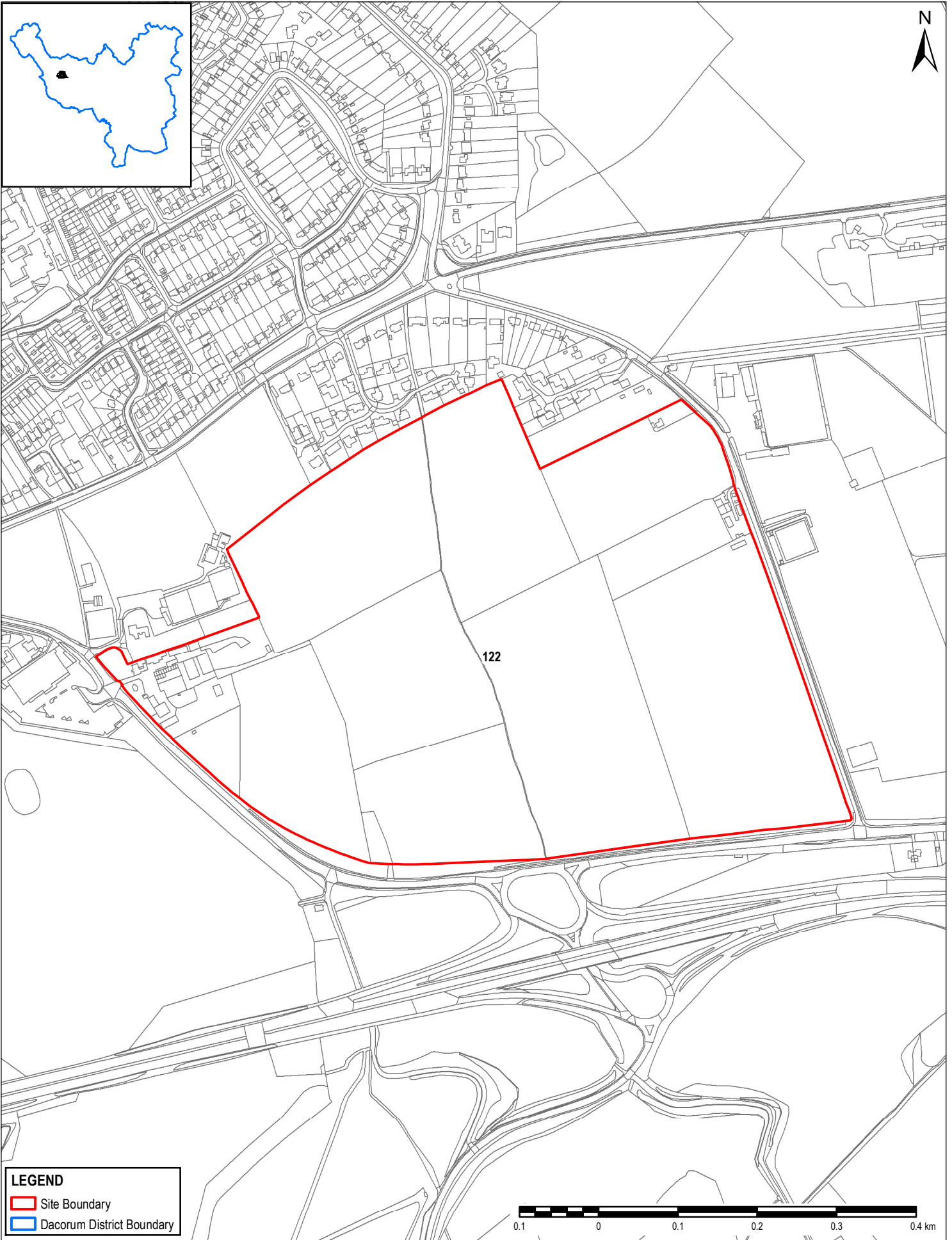
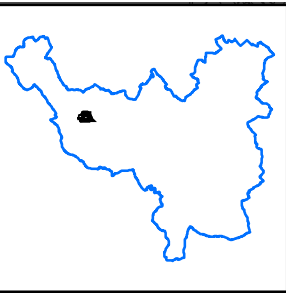
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Site Number: 122/122a
Site Name: Dunsley Farm

Settlement	Tring			
Gross Area (ha)	37.25 (reduced site 122a: 16.4)			
Net Developable Area (ha)	29.8 (site 122a: 13.12)			
Current Use (Greenfield / Brownfield / Mixture)	Mixture			
Proposed Use	Residential			
Design Case Study	17.5 dph (applied to site 122a only)			
Gross Density (dph)	17.5			
Net Density (dph)				
Gross dwelling Capacity (dwellings)	287			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (London Road and Cow Lane); local facilities available; good access to 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. There are recorded incidents of flooding recorded by 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 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 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.			
Agricultural land quality grade	2 and 3			
Existing use	Agriculture and farm buildings, and small-scale commercial			
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 London Road with a broad (25m) band of trees between the road and the Grade II listed Tring Park RPG (NHLE 1000218). The Grade II listed London Lodge to Tring Park (NHLE 1077997) is approx. 70m south of the site within the RPG but is screened by trees between the site and the road. The site is separated from the Tring Conservation Area by the RPG. The site is adjacent to the area of archaeological significance DAC_7 and in close proximity to DAC_6, and as such it is possible that an archaeological evaluation may be required in advance of development.			

Site Number: 122/122a
Site Name: Dunsley 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 close proximity. The site is within LCA 114 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 gentle fall from south to north and comprises mainly small-scale mixed farmland, with fields bounded by hedgerows and intermittent trees. The site is defined by London Road to the south, beyond which is the A41. The main built-up area of Tring is to the north. A supermarket is located to the west of the site. A scarp of the AONB is to the south of the A41, across which the Ridgeway National Trail passes. A public footpath crosses 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 on the setting of the AONB.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The businesses located in proximity to the site attract a very well-qualified workforce that hold high-level occupations. The workers for these businesses tend to live fairly close by and travel sustainably for the area. In addition, the site is located next to Tring Station providing good access to the site. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy. In addition, a similar site to this was assessed within the Dacorum Land Availability Assessment 2017 which suggested it was not viewed as an office location by the market however, there is potential for local industrial uses. Therefore, the site does appear to be suitable for economic development with housing developments close by allowing Tring to become a focus for homes and jobs as suggested in the Local Plan Consultation 2017.
Environmental designations	Local Wildlife Site intersects the bulk of the eastern half of the site, and this is a fundamental constraint to development of this area. The pattern of land designated as Local Wildlife Site also cuts off some undesignated land to its east from the rest (i.e. the western part) of the site.
Spatial Opportunities and Constraints- local character and history	The site would be a large extension to Tring. The location would be moderately sympathetic to existing character and history by respecting the existing settlement pattern.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence with other settlements and contributes towards maintaining a sense of place.
Spatial Opportunities and Constraints- defensible boundary potential	Clear defensible boundaries from the A41/A4251 in the south and Cow Lane to the east.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site's most significant constraints are flood risk, Local Wildlife Site across half of the site, Green Belt and the setting of the AONB, as well as environmental features. Other than these, site performs relatively well. Given that the Local Wildlife Site is the most fundamental of these constraints and is not able to be mitigated, it is recommended that site boundaries are amended to form a new site 122a that includes only the western half of the site, thus excluding the Local Wildlife Site. While it is noted that there is some land in the east of the original site that is not within the wildlife designation, the necessary boundary amendment would act to cut this land off from the rest of the site and thus development in this location would form isolated new houses in the countryside away from the settlement edge, which is resisted by national policy. The allocation of 122a 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. Site 122a is therefore considered to be potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Site 122a only is potentially suitable for allocation with major constraints.



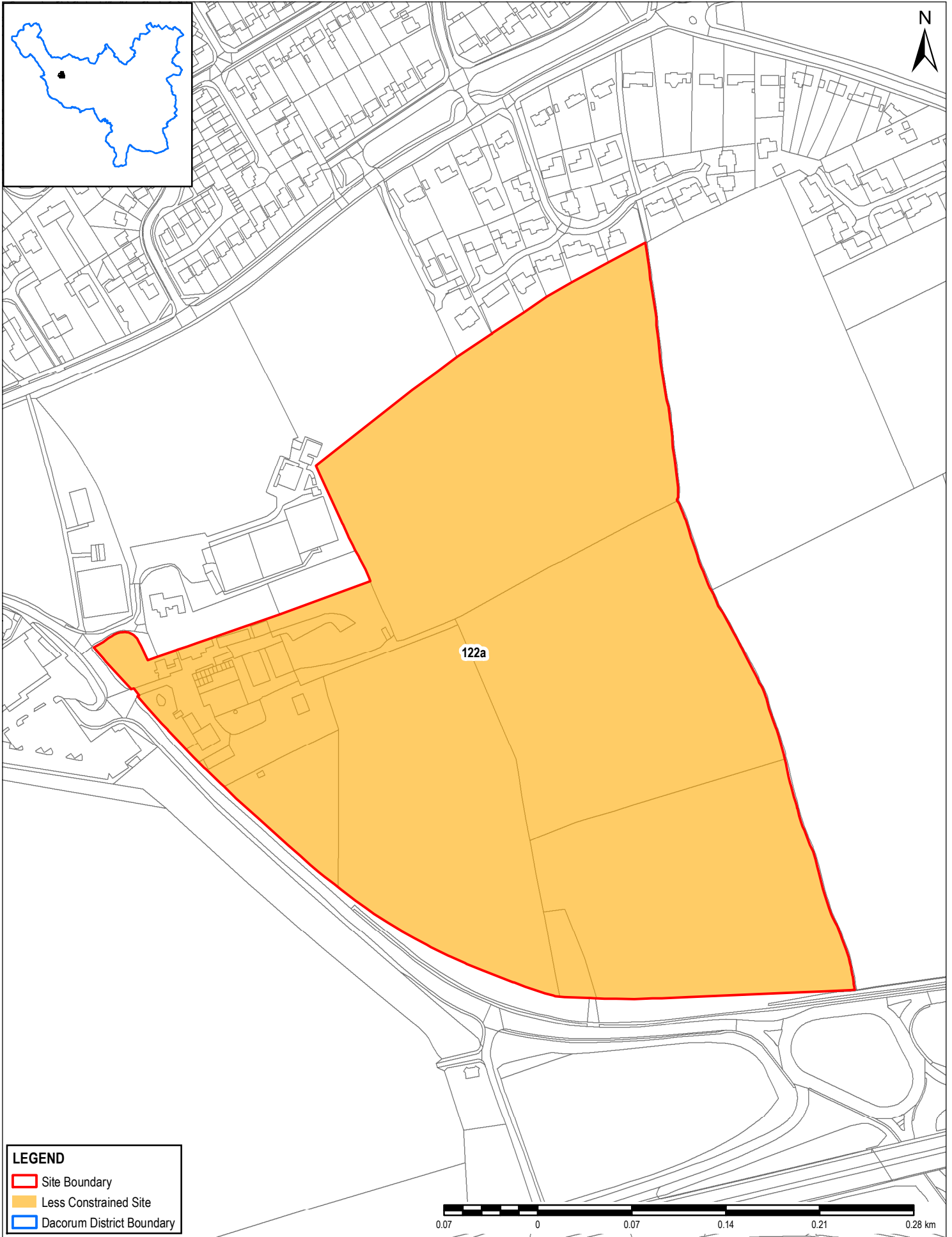
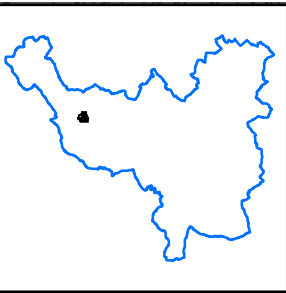
LEGEND	
	Site Boundary
	Dacorum District Boundary



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DACORUM SITE ASSESSMENT STUDY			DACORUM BOROUGH COUNCIL		
SITE 122			Drawn	Checked	
			LL	AD	
			Approved	JH	
			Date	Scale @ A4	Purpose of Issue
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			Drawing Number	Rev	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.
			FIGURE 82	1	



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LEGEND	
	Site Boundary
	Less Constrained Site
	Dacorum District Boundary



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SITE 122A	FIGURE 83		1	

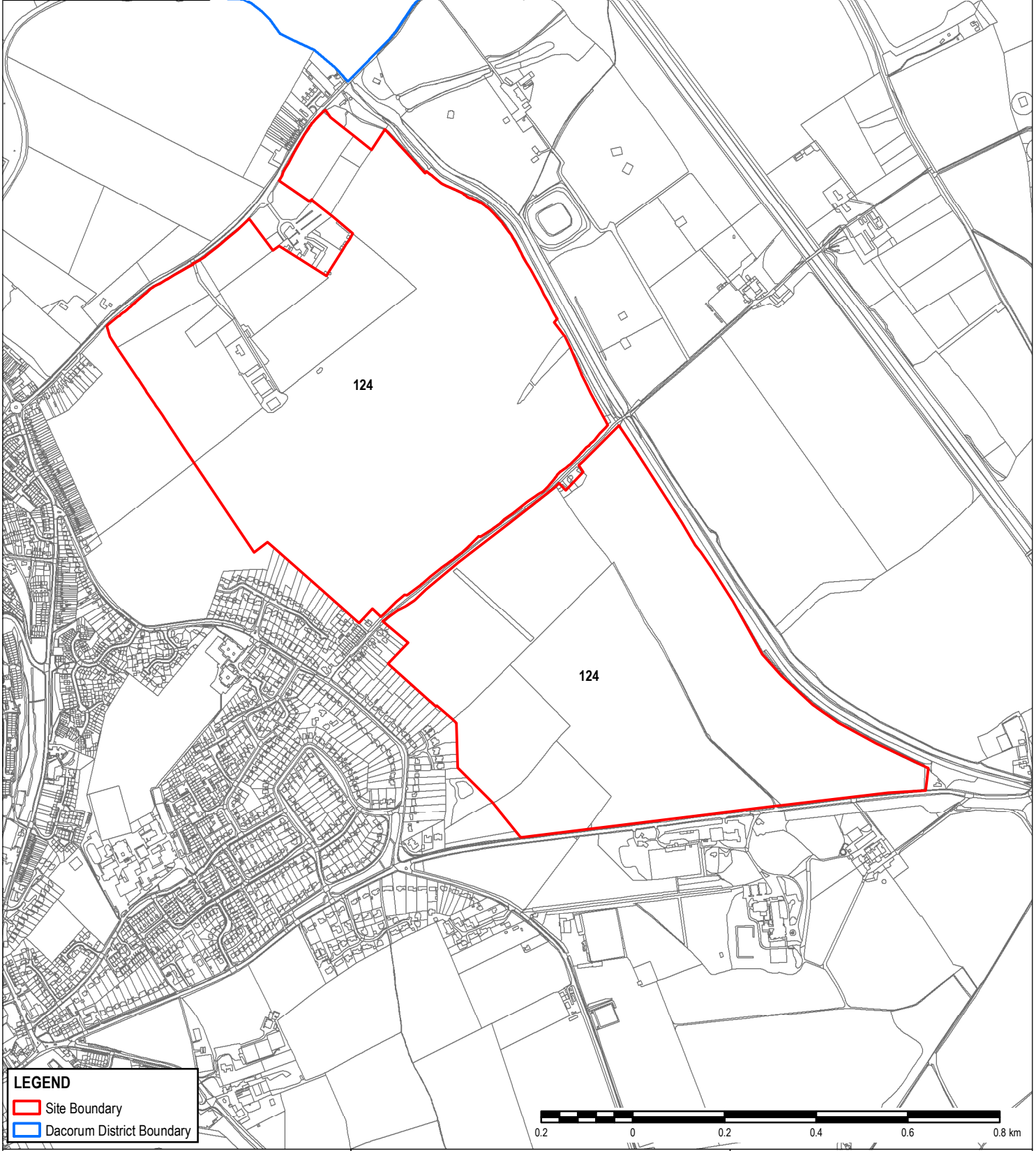
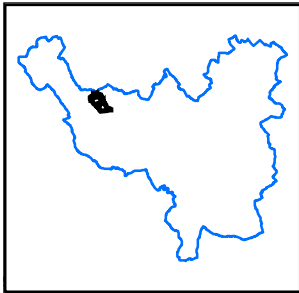
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Site Number: 124 Site Name: Land East of Tring

Settlement	Tring				
Gross Area (ha)	119.11				
Net Developable Area (ha)	95.29				
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)	2,084				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Bulbourne Road, Station Road - Marshcroft Lane is not suitable for vehicular access); local facilities available; good access to 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. The Grand Union Canal forms the eastern boundary of the site. There are recorded incidents of flooding recorded by Hertfordshire CC (source of flooding not specified). 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 West Melbury Marly Chalk Formation and Zig Zag 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 two large unknown heaps located within the northernmost field, dated 1999-2017, 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.				
Agricultural land quality grade	2 and 3				
Existing use	Agriculture and farm buildings				
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 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	A large site to the north east of Tring bounded by the B488 Bulbourne Road to the north west, the Grand Union Canal to the north east and Station Road to the south. The site is bisected by Marshcroft Lane which crosses the canal on a Grade II listed bridge Grand Union Canal Bridge Number 134 (High Bridge) at Marshcroft Lane (NHLE 1342201). This is well screened from the site and its setting, the canal, will not be affected. The Grade II listed Grove Farm Cottages (NHLE 1078031) at the other end of the road are approx. 180m from the site's boundary and now in a suburban setting. The site lies within the archaeological area of significance of DAC_6 and in close proximity to that of DAC_7, and as such would require a programme of archaeological evaluation in advance of development.				

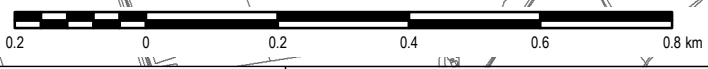
Site Number: 124 **Site Name: Land East of Tring**

Landscape and Visual Impact	The site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its close proximity. The site is within LCA 114 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 gently undulating and covers arable farmland between the north-east edge of Tring and the Grand Union Canal. The farmland is divided by hedgerows and intermittent trees. The site is not fully contiguous with Tring's settlement pattern. The Grand Union Canal is lined by a dense belt of mature trees, and has public footpaths along each side. 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 Grand Union Canal and the vegetation patterns across the site.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The businesses located in proximity to the site attract a very well-qualified workforce that hold high-level occupations. The workers for these businesses tend to live fairly close by and travel sustainably for the area. In addition, the site is located next to Tring Station providing good access to the site. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy; however, this site appears to be very suitable for economic development with housing developments close by allowing Tring to become a focus for homes and jobs as suggested in the Local Plan Consultation 2017.
Environmental designations	Adjacent to two Local Wildlife Sites.
Spatial Opportunities and Constraints- local character and history	The site would be a significant increase to the existing size of Tring. It would link Tring Station to the main town, which appears a logical place to develop in terms of character and history.
Spatial Opportunities and Constraints- coalescence risk	There would be coalescence of existing built form but this would be between two separate parts of Tring, and would effectively bring Tring railway station into the built-up area, so could in fact be beneficial.
Spatial Opportunities and Constraints- defensible boundary potential	Development of this site would create a strong defensible boundary for Tring from the Grand Union Canal.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site has significant constraints in terms of Green Belt, and also performs relatively poorly on heritage, landscape (including AONB setting) and agricultural land quality. However, its Green Belt constraints are considered to be outweighed by its slightly better performance on these latter criteria, combined with even better performance on other criteria. Additionally, scale of the site and ability to deliver significant growth, i.e. regeneration and economic benefits, are further major advantages. As such, the site is considered potentially suitable for allocation but with major constraints.
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 124

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:11,500	Purpose of Issue DRAFT
Drawing Number FIGURE 84		Rev 1

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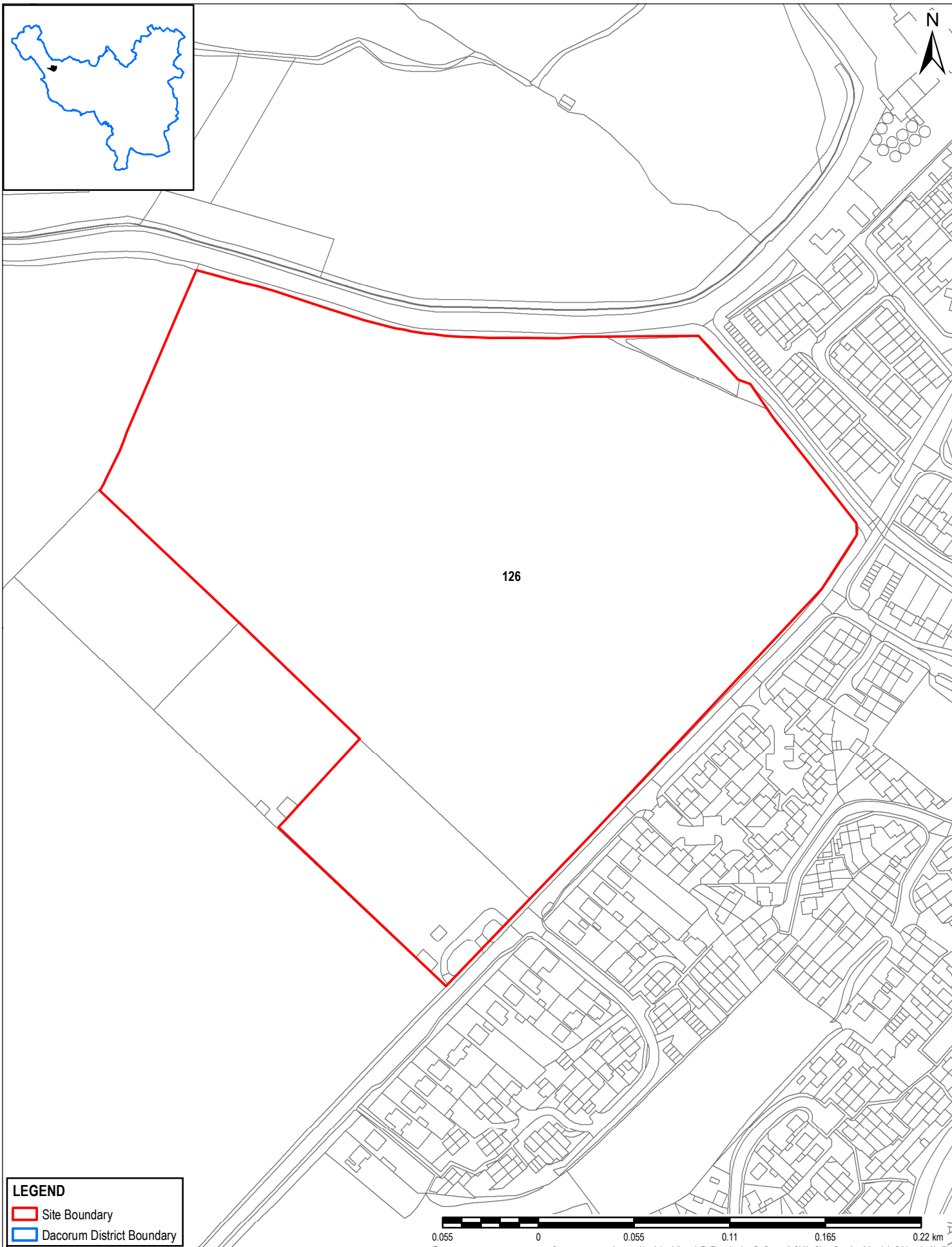
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Site Number: 126 **Site Name: Land north of Icknield Way**

Settlement	Tring			
Gross Area (ha)	9.85			
Net Developable Area (ha)	7.88			
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 (Icknield Way); local facilities available; 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. However the Grand Union Canal and associated watercourses flow along the edge of the site. In addition there are recorded incidents of flooding recorded by Hertfordshire CC (source of flooding unspecified). 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	The Green Belt Review concluded that this land should be excluded from further assessment and be retained as Green Belt.			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the West Melbury Marly Chalk Formation and Zig Zag 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 two unknown heaps and therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heaps, considered to be a potential source of on-site contamination. Furthermore, Heygates Grain along with New Mill Baptist Cemetery are located within 250m of the site, both potential sources of contamination- however, it should be noted that both locations are already within the built-up area of Tring and surrounded by development already, and the site is not within a Source Protection Zone.			
Agricultural land quality grade	2			
Existing use	Agriculture and football ground			
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 site is approx. 250-300m from two Grade II listed buildings at Little Tring. The Manor House (NHLE 1067730) is screened from the site by planting on either side of the Grand Union Canal. Tringford Pumping Station (NHLE 1067754) is not screened but its setting is the canal and its significance is unlikely to be diminished by development.			

Site Number: 126 **Site Name: Land north of Icknield Way**

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 114 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 southern part of the site is elevated, from which the landform falls northwards to the Grand Union Canal- this slope also increases visibility from this site to the AONB. The site comprises an arable field and a sports field with an avenue of trees. The site is adjacent to a vegetated watercourse which forms the edge to the residential land uses to the north-west. 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 elevated and sloping landform and that it is not contiguous with the settlement pattern.
Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The businesses located in proximity to the site attract a very well-qualified workforce that hold high-level occupations. The workers for these businesses tend to live fairly close by and travel sustainably for the area. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy; however, this site is suitable for economic development. The site is adjacent to the Icknield Way Site is identified within Site Allocations Statement 2017 as a B1 Employment Extension Site of 0.75ha, Local Allocation housing site with capacity up to 200 homes and a transport proposal for new junctions. Lastly, the Local Plan Saved Policies from 2004 proposes Icknield Way could be used for business, storage and distribution, and industry.
Environmental designations	300m away from Tring Reservoirs SSSI. Tring Reservoirs SSSI designated for habitats associated with open water and is an important area for breeding, passage and wintering birds, and for interesting invertebrate communities.
Spatial Opportunities and Constraints- local character and history	The site would be a large extension to Tring and could potentially alter the existing compact nature of the town.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site is beyond Tring's existing strong defensible boundary (Icknield Way).
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site is particularly sensitive in Green Belt terms and may also have an impact on the setting of the AONB. Agricultural land quality is also a significant constraint, and these constraints are not considered to be outweighed by other criteria, meaning the 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 126

Client DACORUM BOROUGH COUNCIL		
Drawn LL	Checked AD	Approved JH
Date 07/01/2020	Scale @ A4 1:2,800	Purpose of Issue DRAFT
Drawing Number FIGURE 85		Rev 1

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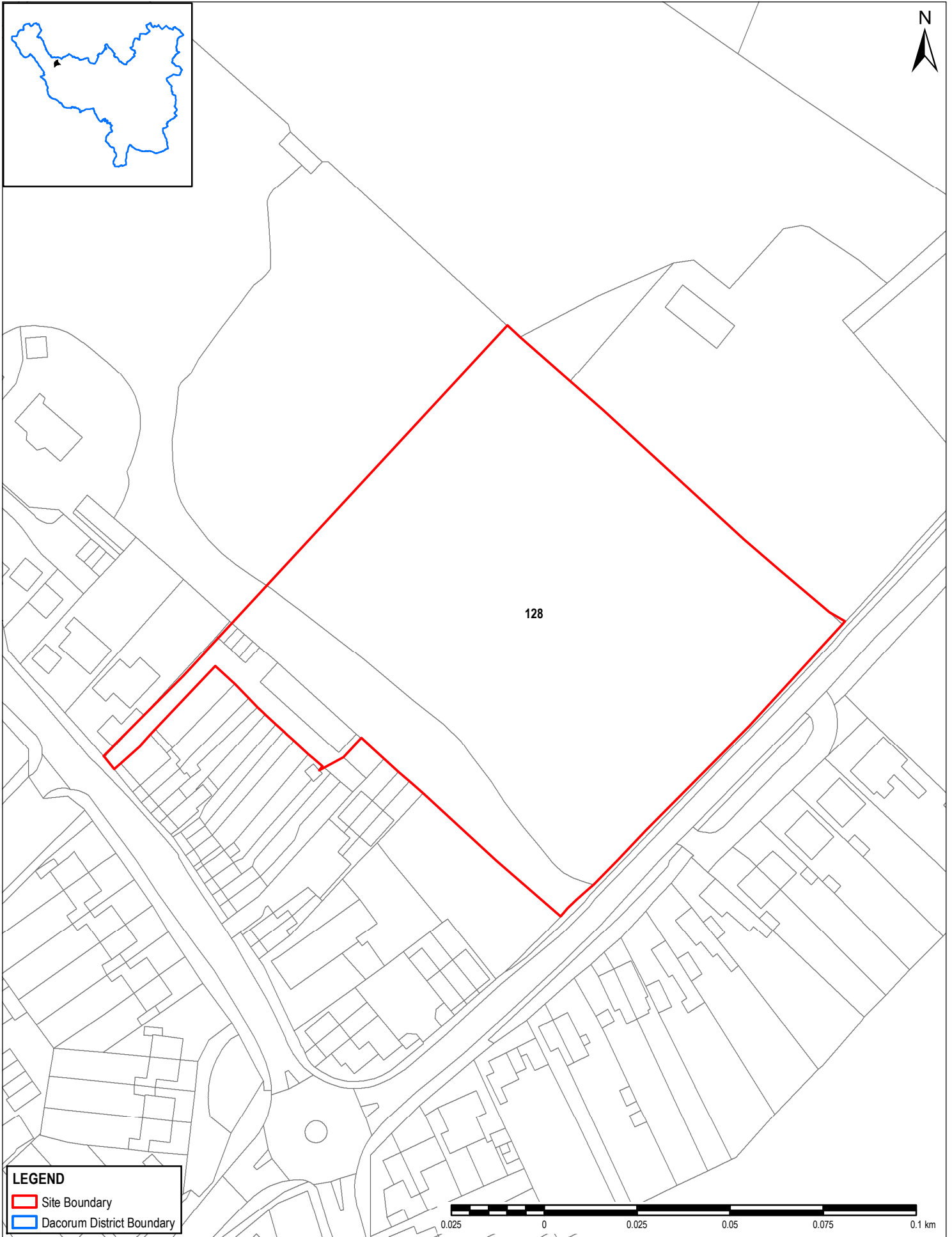
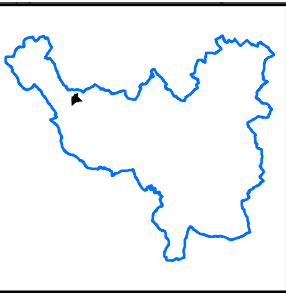
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Site Number: 128 **Site Name: Land south of Gamnel Farm Bulbourne Road**

Settlement	Tring										
Gross Area (ha)	1.38										
Net Developable Area (ha)	1.11										
Current Use (Greenfield / Brownfield / Mixture)	Greenfield										
Proposed Use	Residential										
Design Case Study	E										
Gross Density (dph)	28										
Net Density (dph)	34.5										
Gross dwelling Capacity (dwellings)	39										
Employment floorspace capacity (sq. m, net)	n/a										
Transport conclusion	The site is accessible from the local road network (Bulbourne Road); local facilities available; 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	Exclude from further assessment and retain as Green Belt.										
Geo-environmental	The site is underlain by a Principal Aquifer associated with the West Marly Melbury Chalk Formation and Zig Zag Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, Heygates Grain is located approximately 50m south-west of the site, which may be a potential source of contamination with the potential to impact the site.										
Agricultural land quality grade	3										
Existing use	Agriculture and farm buildings										
Neighbouring land use:											
	<table border="1"> <thead> <tr> <th>Housing</th> <th>Industrial</th> <th>Agricultural</th> <th>Social infrastructure</th> <th>Other uses</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">x</td> <td style="text-align: center;">X</td> <td></td> <td></td> <td style="text-align: center;">x</td> </tr> </tbody> </table>	Housing	Industrial	Agricultural	Social infrastructure	Other uses	x	X			x
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	n/a										
Heritage assets	The closest asset to the site is the Grade II listed Grand Union Canal Bridge Number 2 (Gamnel Bridge) at Tringford Road (NHLE 1068548), approx. 175m to the north, north west. The asset is screened from the site by development on the east side of Tringford Road and development on the site would have no impact on the asset.										
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 114 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 comprises rough grassland with scattered trees and areas of scrub. There is development to the south-west, south-east, and north-east of the site. The site is opposite linear residential development extending along Bulbourne Road. 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.										

Site Number: 128 Site Name: Land south of Gamnel Farm Bulbourne Road

Regeneration potential- indices of Multiple Deprivation score	20% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The businesses located in proximity to the site attract a very well-qualified workforce that hold high-level occupations. The workers for these businesses tend to live fairly close by and travel sustainably for the area. In addition, the site is located very near to Tring Station providing good access to the site and close to the A41 for access by car. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy; however, this site appears to be very suitable for economic development with housing developments close by, allowing Tring to become a focus for homes and jobs as suggested in the Local Plan Consultation 2017.
Environmental designations	500m from Tring Reservoirs SSSI. Tring Reservoirs SSSI designated for habitats associated with open water and is an important area for breeding, passage and wintering birds, and for interesting invertebrate communities.
Spatial Opportunities and Constraints- local character and history	The scale of development would be sympathetic to the existing settlement but the location would be out of keeping to the existing pattern of Tring.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site is surrounded by built form on three sides already and therefore defensible boundaries are largely already clear.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	The site Green Belt review indicates constraints to Green Belt de-designation and also on landscape due to the proximity of the AONB. However, the site is surrounded by development on three sides- it performs well on defensible boundaries as a result and its visual impact is thus reduced. No significant negative performance on other criteria. As such, site is considered suitable with major constraints.
Overall site conclusion- final rating	Suitable for allocation with major constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary



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SITE 128	Drawn LL	Checked AD	Approved JH	
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	Drawing Number FIGURE 86		Rev 1	
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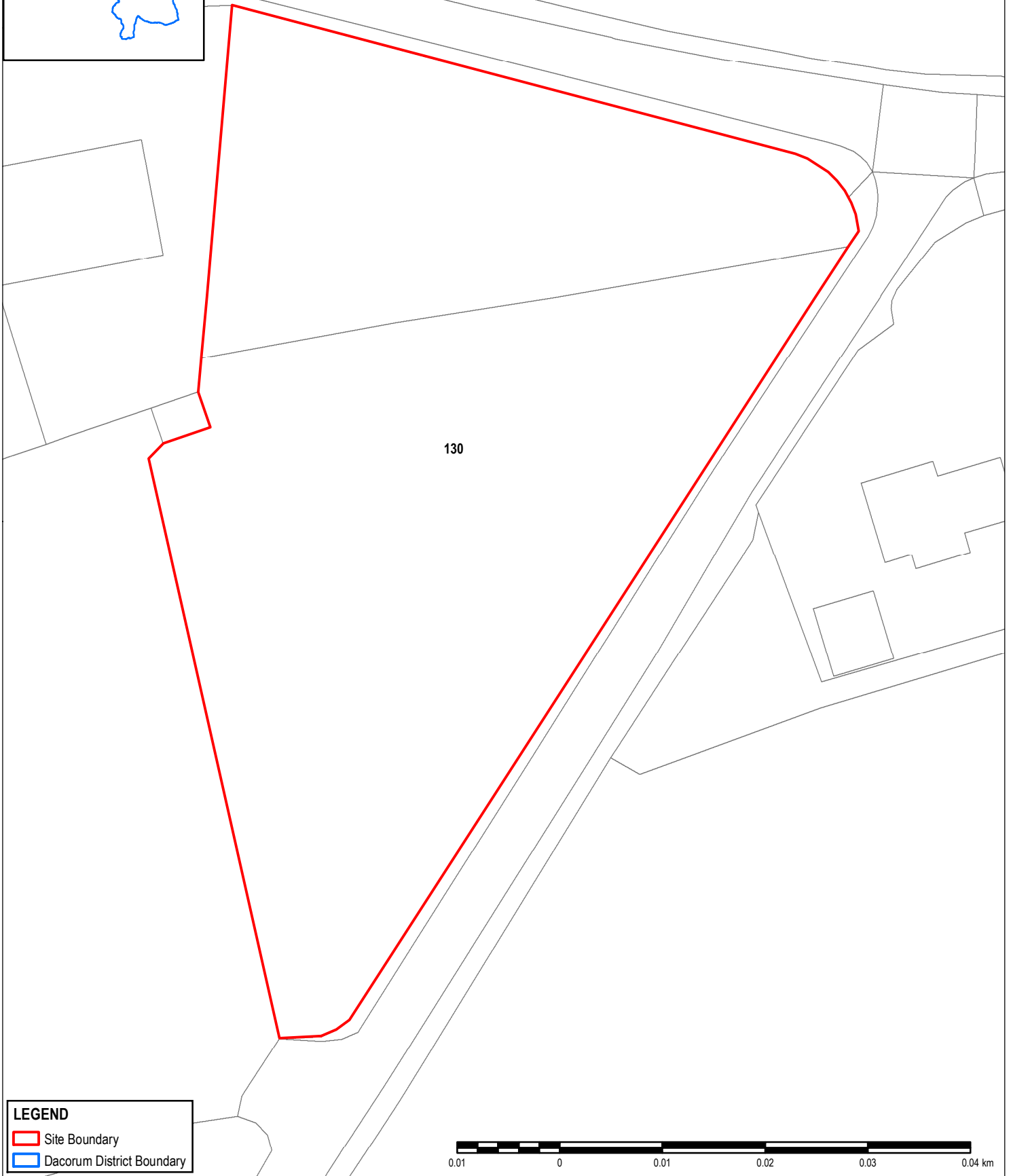
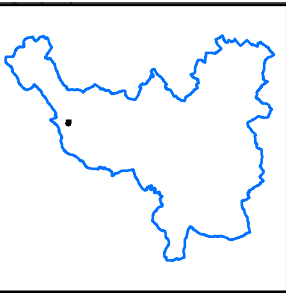
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Site Number: 130 **Site Name: Land south of Park Road / west of East Lodge**



Settlement	Tring			
Gross Area (ha)	0.38			
Net Developable Area (ha)	0.31			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	E			
Gross Density (dph)	26.0			
Net Density (dph)	34.5			
Gross dwelling Capacity (dwellings)	10			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Park Road, East Lodge); local facilities available; 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. However there are incidents of flooding recorded within the 2007 Strategic Flood Risk Assessment. This information should be reviewed during the site planning process.			
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 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.			
Agricultural land quality grade	Urban			
Existing use	Open 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	Scale and location of site suggests a range of home sizes, potentially including larger family houses, could be accommodated.			
Heritage assets	The Grade II listed Church of St Martha (Anglian Methodist) (NHLE 1078004) is approx. 45m north west of the site but screened from it by mature trees within the site. If these are maintained then the asset's setting will not be unduly affected. The site is partly within Tring Conservation Area in the north. The site is within 100m of area of archaeological significance DAC_45 and as such may require further evaluation.			
Landscape and Visual Impact	The site is within the Chilterns AONB. The site is within LCA 114 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 comprises a flat paddock lined by trees on the north side and a distinctive avenue of trees that line a driveway along its east side. The site is open onto further paddocks to the west and has a small business park to the south. 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 AONB and the trees within the site.			
Regeneration potential- indices of Multiple Deprivation score	10% least deprived			

Site Number: 130 Site Name: Land south of Park Road / west of East Lodge

Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The area has a good concentration of businesses with workers tending to be well-qualified and in high-level occupations. Most workers live some distance from their place of work as the site is located on the outskirts of Tring and at the periphery of the Borough. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy, and this site appears to be suitable with the exception of the distance workers typically travel.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Development on the site has potential to be sympathetic to local character and history in terms of both scale and location.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The site would constitute infill.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site has significant constraints in terms of Green Belt, its location within the AONB and, as it is located in a Conservation Area, also has heritage constraints. However, its small scale and the fact that it is surrounded on all sides by existing buildings, combined with its better performance on other criteria, indicate that the site is potentially suitable for allocation with major constraints.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints



130

LEGEND	
	Site Boundary
	Dacorum District Boundary



Project Title/Drawing Title

DACORUM SITE ASSESSMENT STUDY

SITE 130

Client
DACORUM BOROUGH COUNCIL

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LL

Checked
AD

Approved
JH

Date
07/01/2020

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Purpose of Issue
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Drawing Number
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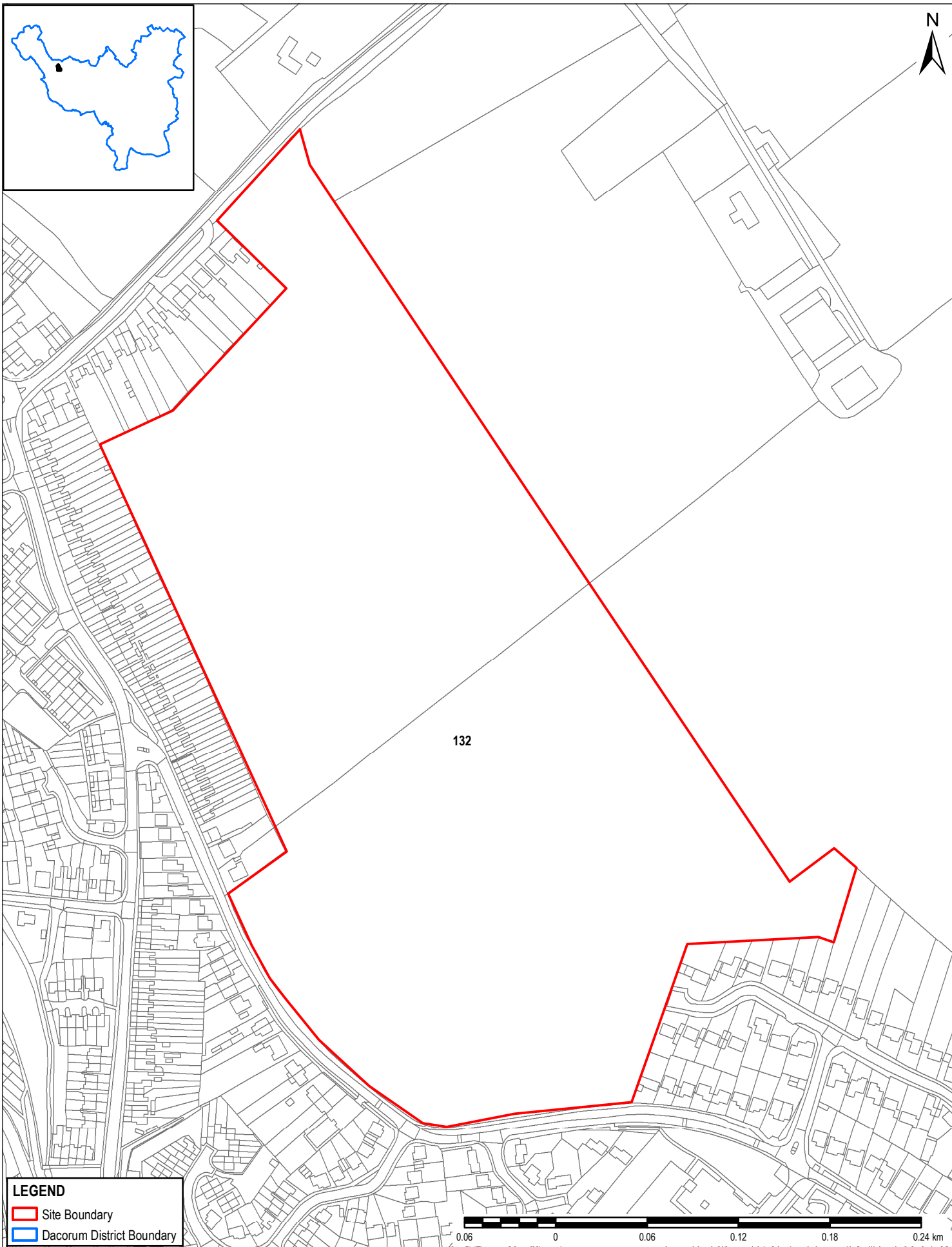
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Site Number: 132 **Site Name: New Mill**

Settlement	Tring			
Gross Area (ha)	14.70			
Net Developable Area (ha)	11.76			
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)	367			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Grove Road - also Bulbourne Road although visibility may be sub-standard); local facilities available; good access to 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 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 West Melbury Marly Chalk Formation and Zig Zag Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination. In addition, aerial imagery for the site indicates the presence of an unknown heap, dated 1945, within the centre of the site and another dated 2006 within the northern corner of the southern field, therefore a conservative "high risk" assessment has been attributed to the site due to the unknown composition of the heap, which is considered to be a potential source of on-site 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	Scale of site suggests it is large enough to support full range of housing types, from smallest to largest, and potentially also specialist housing for older people..			
Heritage assets	The Grade II listed New Mill Tring Baptist Church with Adjoining Schoolroom and 2 Cottages, in Graveyard (NHLE 1078001) is approx. 230m south west of the site but is completely screened from it by buildings to either side of the B488. There are no other designated assets nearby.			

Site Number: 132 **Site Name: New Mill**

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. However the majority of the developable area of the site is relatively limited in AONB impact, and indeed the northern half of the site, physically closest to the AONB, slopes down away from it in parts. The site is within LCA 114 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 gently rolling landform and comprises two pastoral fields between residential land uses adjacent to the B488 and Grove Road. The fields are divided by a hedgerow with intermittent trees, and have a well-defined linear belt of trees along their north-eastern boundary. The other boundaries to the fields are made up of the Tring settlement edge. 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.
Regeneration potential- indices of Multiple Deprivation score	10% least deprived
Regeneration potential- Indices of Multiple Deprivation (surroundings)	20% least deprived
Economic development potential	The businesses located in proximity to the site attract a very well-qualified workforce that hold high-level occupations. The workers for these businesses tend to live fairly close by and travel sustainably for the area. In addition, the site is located near Tring Station providing good access to the site. Tring is identified as a "place with limited opportunity" for economic development in the Core Strategy; however, this site appears to be very suitable for economic development with housing developments close by.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	The site would be sympathetic in scale and location as it would be in keeping with the existing 'triangle' pattern of Tring.
Spatial Opportunities and Constraints- coalescence risk	No risk of coalescence with other settlements and contributes towards maintaining a sense of place.
Spatial Opportunities and Constraints- defensible boundary potential	Clear defensible boundaries except to the east with open fields. However development here would connect development on Grove Road.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Site performs relatively poorly in terms of current status as Green Belt and lies within setting of AONB, but in spatial terms, the majority of the site's developable area is relatively limited in terms of its visual relationship with the AONB. Its performance across other criteria is strong, and in combination, this indicates 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 132

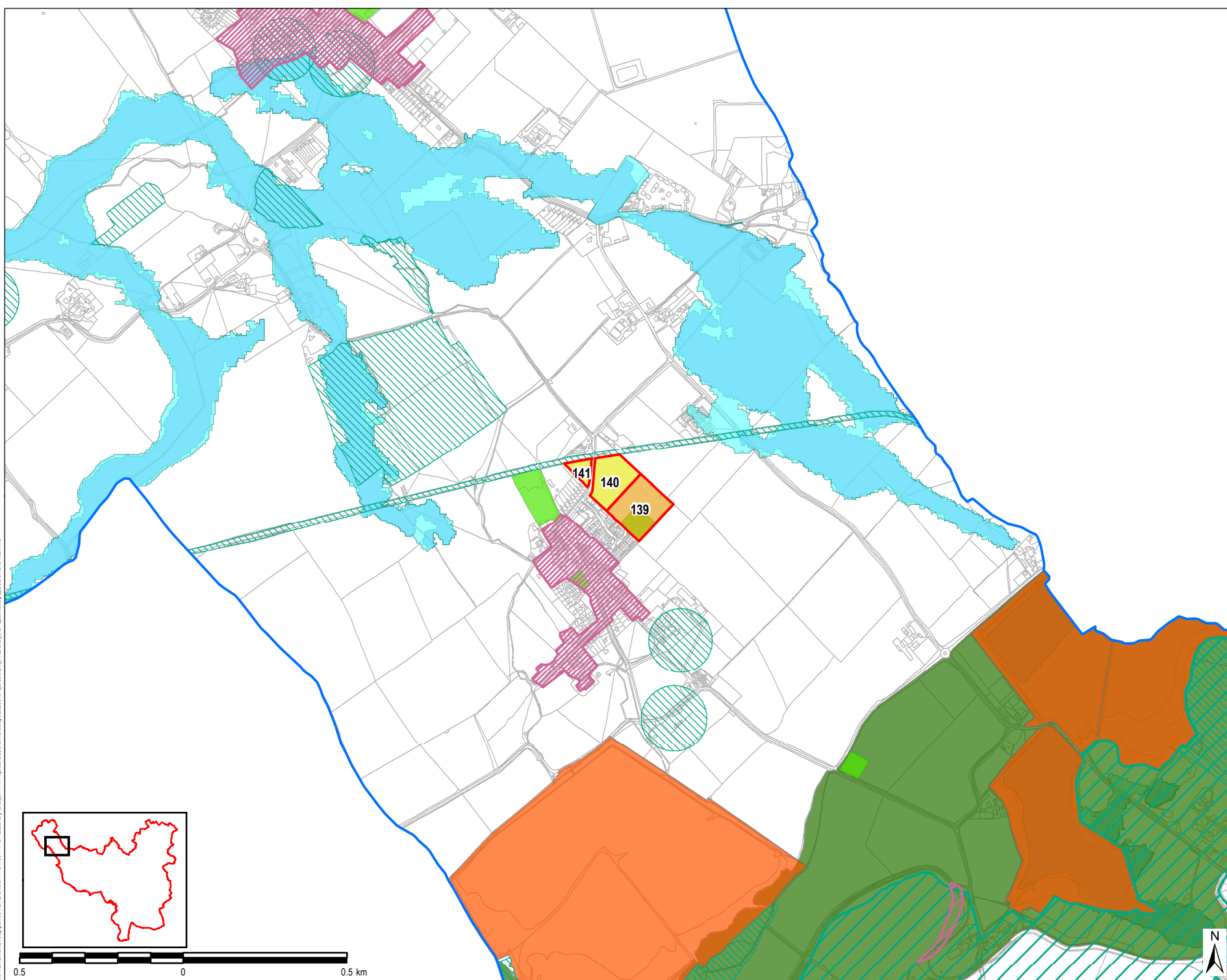
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2.13 Wilstone sites

LEGEND

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



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ENVIRONMENTAL CONSTRAINTS SETTLEMENT AREA: WILSTONE

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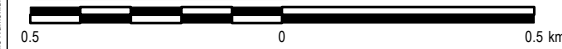
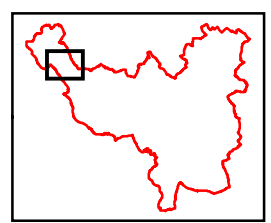
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FIGURE 5

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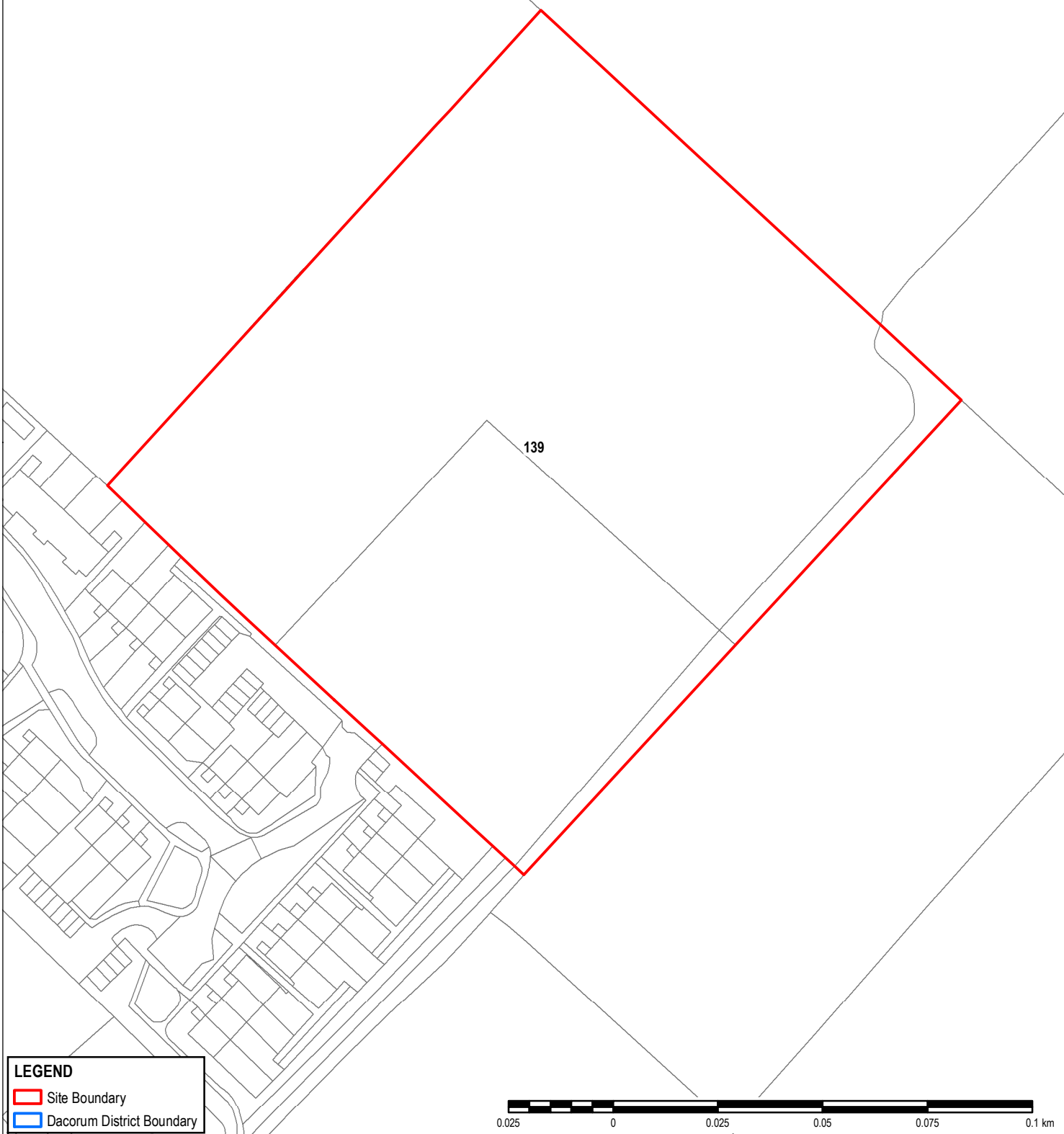
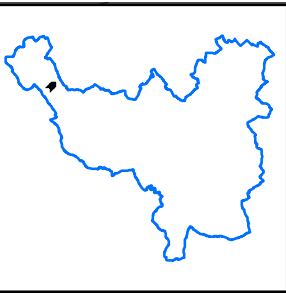




Site Number: 139 **Site Name: Grange Road**

Settlement	Wilstone			
Gross Area (ha)	2.10			
Net Developable Area (ha)	1.68			
Current Use (Greenfield / Brownfield / Mixture)	Mixture (allotments outside the built-up area count as previously-developed land)			
Proposed Use	Residential			
Design Case Study	C			
Gross Density (dph)	22			
Net Density (dph)	28			
Gross dwelling Capacity (dwellings)	46			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	No direct access to local road network, requires access via Site 140 'Lock Field Tring Road'; no local facilities; reasonable access to public transport. Access via existing cul-de-sac of Grange Road, which is single-lane and narrow in some locations due to on-street parking, looks significantly problematic.			
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?	No			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the West Melbury Marly Chalk Formation and Zig Zag Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination.			
Agricultural land quality grade	3			
Existing use	Agriculture and allotments			
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 Grade II listed Grand Union Canal Aylesbury Arm Bridge Number 3 (Wilstone Bridge) and Lock Number 8 Adjoining on East (NHLE 1067803) is located approx. 140m from the north west boundary of the site. The asset's setting is the canal and development on the site will have little impact on the asset. The listed buildings in Wilstone are at least 140m from the site and screened from it by the intervening development on Grange Road. Development at a height of 2 to 2.5 storeys will have no impact on these assets. The site is within 100 of two areas of archaeological significance, DAC_5 and DAC_13. An archaeological evaluation may therefore be required 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 south of the site is within LCA 113 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 comprises an arable field and an area of allotments. The field is bounded by hedgerows with intermittent trees, and adjoins the settlement edge to its south-west. To the north-west, north-east and south-east are further arable fields. Overall, the site is judged to perform reasonably on this criterion with minor constraints as a result of the hedgerows and intermittent trees.			

Site Number: 139 **Site Name: Grange Road**


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 around the site has some businesses with workers tending to be well-qualified and in high-level occupations, although it is not seen as a main employment area. Workers live quite far from their place of work due to the remoteness of the site, and this is compounded by a lack of public transport. The Adopted Core Strategy has identified Wilstone as an "area of development restraint" and this site appears to fit into that category due to the lack of connectivity.
Environmental designations	None
Spatial Opportunities and Constraints- local character and history	Location would stand out from the existing linear character of the village and the size of the site is a large addition to the settlement.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	No clear edge for development on this site.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	Despite the site's relatively strong performance across most criteria, the poor access, which should not be provided via the existing Grange Road, but would have to rely on the development of site 140, means the site can only be assessed as potentially suitable for allocation with major constraints. While performing reasonably in landscape terms, site development in isolation would result in an unnatural extension to the existing settlement; therefore it should be considered together with the adjacent site 140. The site is not within Green Belt, AONB or its setting.
Overall site conclusion- final rating	Potentially suitable for allocation with major constraints.



LEGEND	
	Site Boundary
	Dacorum District Boundary



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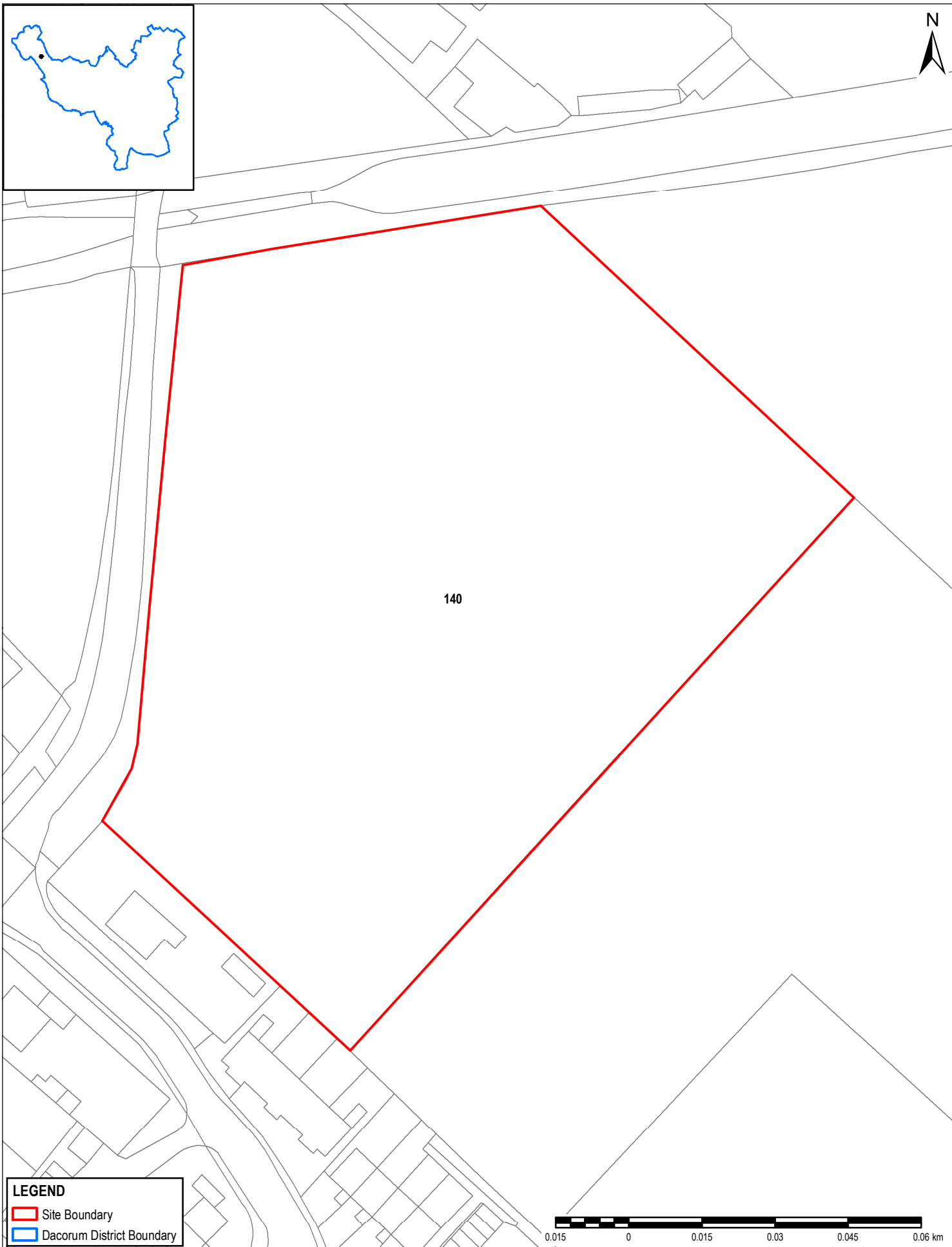
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SITE 139		FIGURE 89		

Site Number: 140 Site Name: Lock Field, Tring Road

Settlement	Wilstone				
Gross Area (ha)	1.59				
Net Developable Area (ha)	1.27				
Current Use (Greenfield / Brownfield / Mixture)	Greenfield				
Proposed Use	Residential				
Design Case Study	D				
Gross Density (dph)	29				
Net Density (dph)	40.5				
Gross dwelling Capacity (dwellings)	46				
Employment floorspace capacity (sq. m, net)	n/a				
Transport conclusion	The site is accessible from the local road network (Tring Road), although would require extension of 30mph speed limit, no local facilities; reasonable 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?	No				
Geo-environmental	The site is underlain by a Principal Aquifer associated with the West Melbury Marly Chalk Formation and Zig Zag Formation and therefore consideration should be given to Controlled Waters as a receptor to any 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	Potential for site to offer range of dwelling sizes, but constrained slightly due to smaller site size				
Heritage assets	The Grade II listed Grand Union Canal Aylesbury Arm Bridge Number 3 (Wilstone Bridge) And Lock Number 8 Adjoining On East (NHLE 1067803) is located just beyond the north-west corner of the site. The asset's setting is the canal and though development on the site will have some impact there will be no great loss of significance. The listed buildings in Wilstone are at least 140m from the site and screened from it by the intervening development on Grange Road. Development will have no impact on these assets unless it is taller than surrounding development, which given the context and the proposed use appears unlikely,. The site is within 100m of two areas of archaeological significance, DAC_5 and DAC_13. Archaeological investigations may be required to further evaluate 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 113 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 comprises a single arable field on the northern side of Wilstone, between the settlement edge and the Grand Union Canal and Wilstone Bridge. The Grand Union Canal Walk long distance recreational trail passes the northern edge of the site, which also consists of mature trees. Overall the site is judged to be potentially suitable with minor constraints as a result of the Grand Union Canal Walk, mature trees and the site's position between residential land uses and the Wilstone Bridge.				

Site Number: 140 **Site Name: Lock Field, Tring Road**

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 around the site has some businesses with workers tending to be well-qualified and in high-level occupations, although it is not seen as a main employment area. Workers live quite far from their place of work due to the remoteness of the site, and this is compounded by a lack of public transport. The Adopted Core Strategy has identified Wilstone as an "area of development restraint" and this site appears to fit into that category due to the lack of connectivity.
Environmental designations	Adjacent to a Local Wildlife Site (Grand Union Canal).
Spatial Opportunities and Constraints- local character and history	Location would follow the existing linear pattern of Wilstone but the size of the site is a large addition to the settlement.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The Grand Union Canal to the north would act as a new strong defensible boundary for Wilstone.
Noise and pollution- bad neighbour uses?	None found
Overall site conclusion- comments	The site performs reasonably well across all criteria, indicating that the site is potentially suitable for allocation with minor constraints. Site is not located in Green Belt, AONB or its setting.
Overall site conclusion- final rating	Potentially suitable for allocation with minor constraints.



LEGEND

- Site Boundary
- Dacorum District Boundary



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	Drawing Number FIGURE 90		Rev 1	

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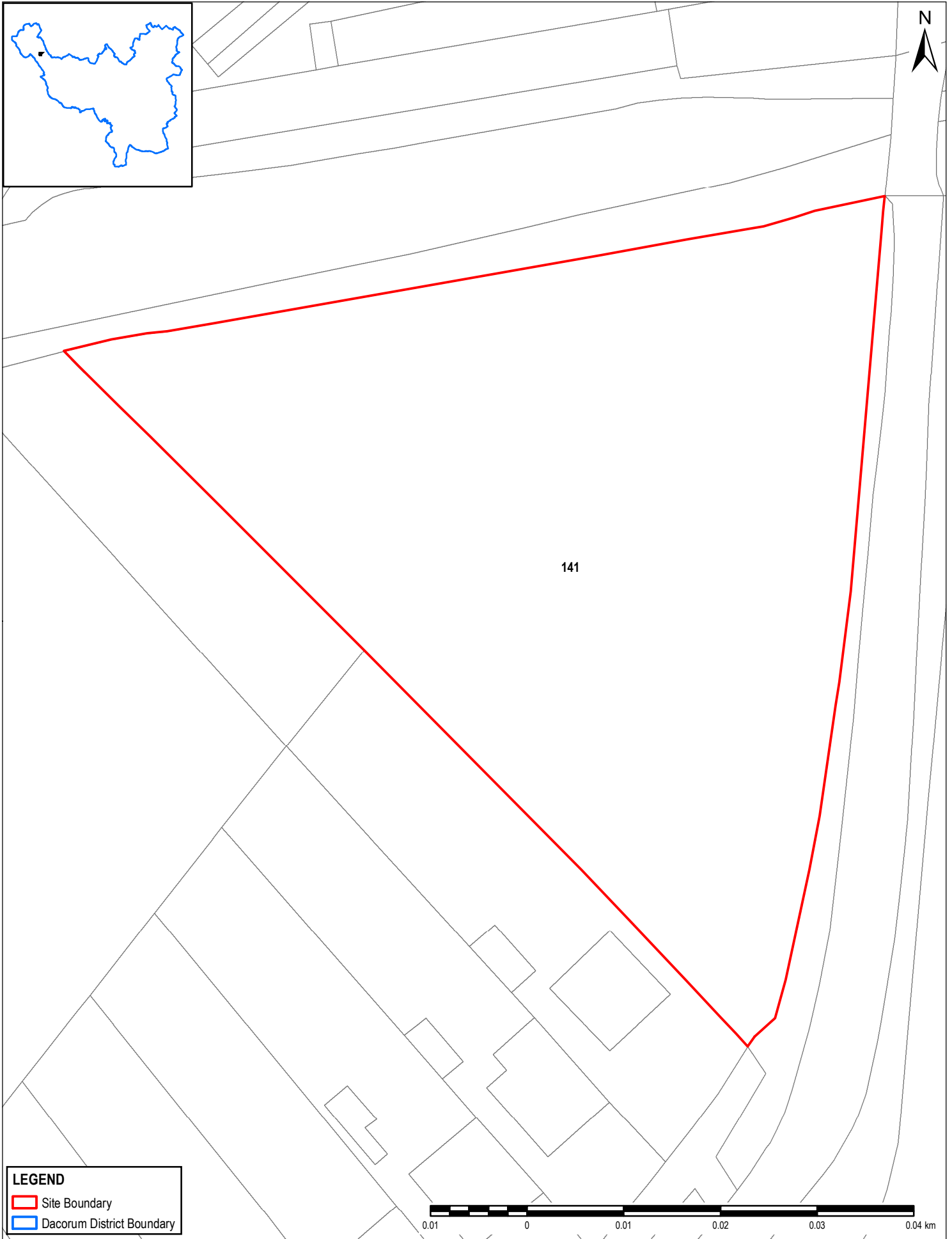
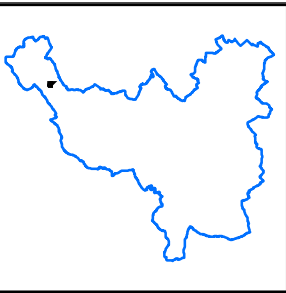
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Site Number: 141 Site Name: Tring Road

Settlement	Wilstone			
Gross Area (ha)	0.38			
Net Developable Area (ha)	0.3			
Current Use (Greenfield / Brownfield / Mixture)	Greenfield			
Proposed Use	Residential			
Design Case Study	D			
Gross Density (dph)	29			
Net Density (dph)	40.5			
Gross dwelling Capacity (dwellings)	11			
Employment floorspace capacity (sq. m, net)	n/a			
Transport conclusion	The site is accessible from the local road network (Tring Road), although would require extension of 30mph speed limit, no local facilities; reasonable access to 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?	No			
Geo-environmental	The site is underlain by a Principal Aquifer associated with the West Melbury Marly Chalk Formation and Zig Zag Chalk Formation and therefore consideration should be given to Controlled Waters as a receptor to any potential ground contamination.			
Agricultural land quality grade	3			
Existing use	Scrub/non-accessible open 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	Small scale of site suggests most suitable for 1-2 bed dwellings.			
Heritage assets	The Grade II listed Grand Union Canal Aylesbury Arm Bridge Number 3 (Wilstone Bridge) And Lock Number 8 Adjoining On East (NHLE 1067803) is located just beyond the north-east corner of the site. The asset's setting is the canal and though development on the site will have some impact there will be no great loss of significance. The listed buildings in Wilstone are at least 160m from the site and screened from it by the intervening development on either side of Tring Road. Development at a height of 2 to 2.5 storeys will have no impact on these assets. The site is within 100 of two areas of archaeological significance, DAC_5 and DAC_13. Archaeological investigations may be required to further evaluate the site.			

Site Number: 141**Site Name: Tring Road**

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 113 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 comprises a single field of rough grassland enclosed by hedgerows and trees, and bounded by the settlement to the south-west, Tring Road to the east, and the Grand Union Canal and Wilstone Bridge to the north. The Grand Union Canal Walk long distance recreational trail passes the northern edge of the site. Overall the site is judged to be potentially suitable with minor constraints as a result of the Grand Union Canal Walk and vegetation around the site and the site's position between residential land uses and Wilstone Bridge.
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 around the site has some businesses with workers tending to be well-qualified and in high-level occupations, although it is not seen as a main employment area. Workers live quite far from their place of work due to the remoteness of the site, and this is compounded by a lack of public transport. The Adopted Core Strategy has identified Wilstone as an "area of development restraint" and this site appears to fit into that category due to the lack of connectivity.
Environmental designations	Adjacent to a Local Wildlife Site (Grand Union Canal).
Spatial Opportunities and Constraints- local character and history	In keeping with settlement pattern and character. Natural progression of the linear settlement.
Spatial Opportunities and Constraints- coalescence risk	Limited risk of coalescence.
Spatial Opportunities and Constraints- defensible boundary potential	The Grand Union Canal to the north would act as a new strong defensible boundary for Wilstone.
Noise and pollution-bad neighbour uses?	None found
Overall site conclusion-comments	The site performs reasonably well across all criteria, indicating that the site is potentially suitable for allocation with minor constraints. Site is not located in Green Belt, AONB or its setting.
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 141

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Drawn LL	Checked AD	Approved JH	
Date 07/01/2020	Scale @ A4 1:500	Purpose of Issue DRAFT	
Drawing Number FIGURE 91		Rev 1	
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