

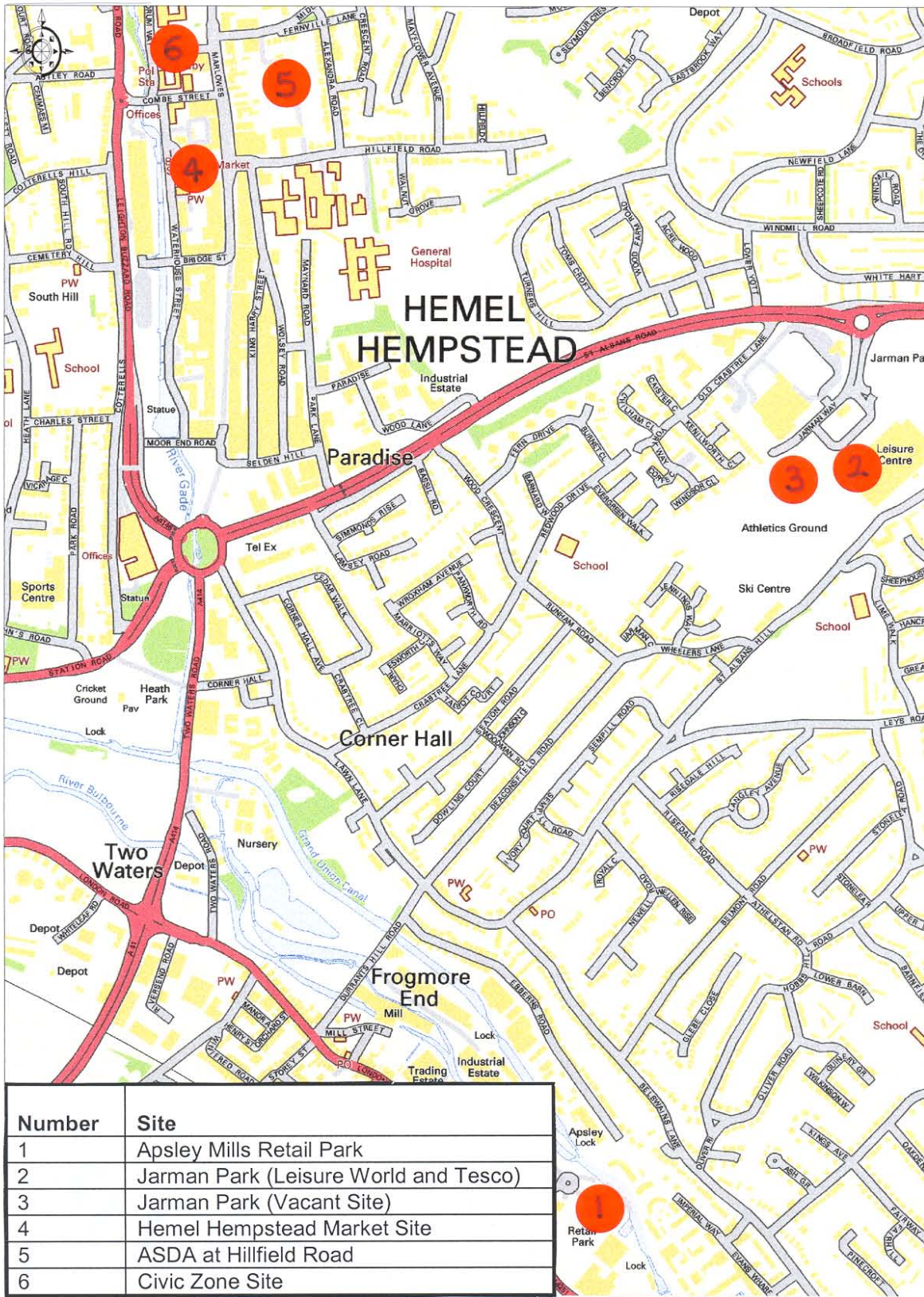
Summary of Development Sites

Site	Address	Topography	Access	Current Use	Surrounding Uses	Distance to Town Centre (approx)	Size (approx)	Physical features	Suitable for retail	Suitable for leisure
1	London Road, Hemel Hempstead	Flat and even	Easy access off busy roads	Occupied retail warehouses	Some retail warehousing; church; residential fronting the canal	3.2 km	6ha	Canal	yes	yes
2	Jarmin Park, Hemel Hempstead	Slight slope	One access point, good access	Leisure, McDonalds, Tesco	Roads; car parks and green spaces	1.6 km	12ha	No	yes	yes
3	Market, Hemel Hempstead	The site drops down steeply but then is flat	Good access from bus station and Marlowes	Weekly markets	Secondary retail; church; bus station; café and residential property	230 m	1.5ha	no	yes	yes
4	Asda Site, Hemel Hempstead	Steeply sloping site, cut into the hillside	One access point, difficult access on quiet roads	Supermarket	Offices; residential	230 m	0.6ha	Very steep slope	no	no
5	Tesco Town Centre Site, Berkhamsted	Flat site	One access point	Supermarket; office; residential; car park	Supermarket; office; residential; car park	Town Centre	3ha	Stream to the north of the site	yes	no
6	Vacant Site, Stag Lane	Gentle slope towards the canal	One access point off Stag Lane	Vacant site	Residential; occupied industrial warehousing	685m	1ha	Canal to north of site	no	no
7	Cattle Market Site, Tring	Flat site	Two access points from High Street and Brook Street	Auction rooms; car park	Residential; some retail	250 m	0.6ha	No	yes	no
8	Dolphin Square, Tring	Slight slope down to river	One vehicle access, two pedestrian accesses	Retail units	Car park; church; graveyard	Town Centre	1.3ha	Proximity of Church and grounds	small extension	no

Source: Donaldsons, 2005

Development Sites, Hemel Hempstead

Map 9.1



Number	Site
1	Apsley Mills Retail Park
2	Jarman Park (Leisure World and Tesco)
3	Jarman Park (Vacant Site)
4	Hemel Hempstead Market Site
5	ASDA at Hillfield Road
6	Civic Zone Site



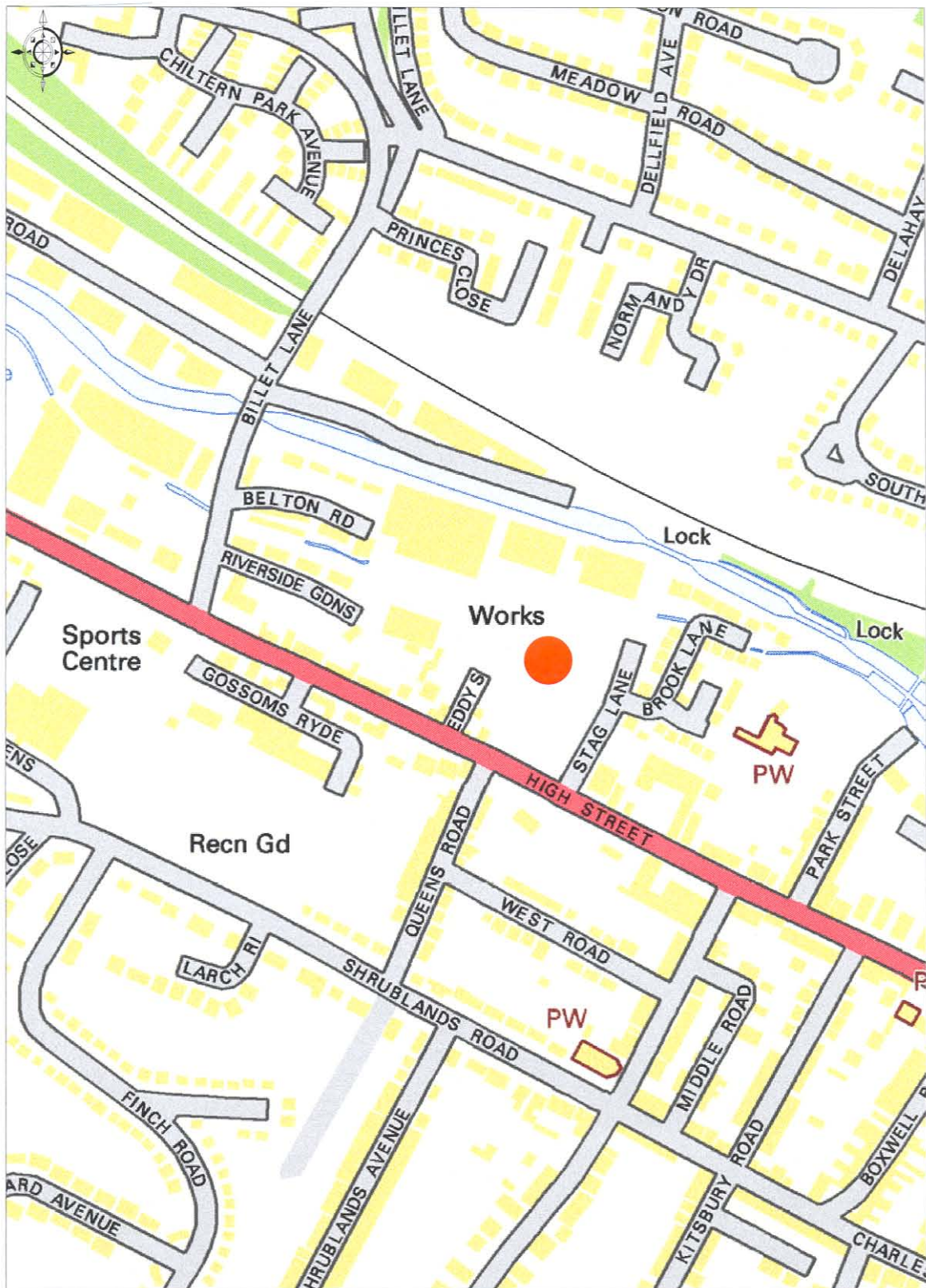
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Stag Lane, Berkhamsted

Map 9.2



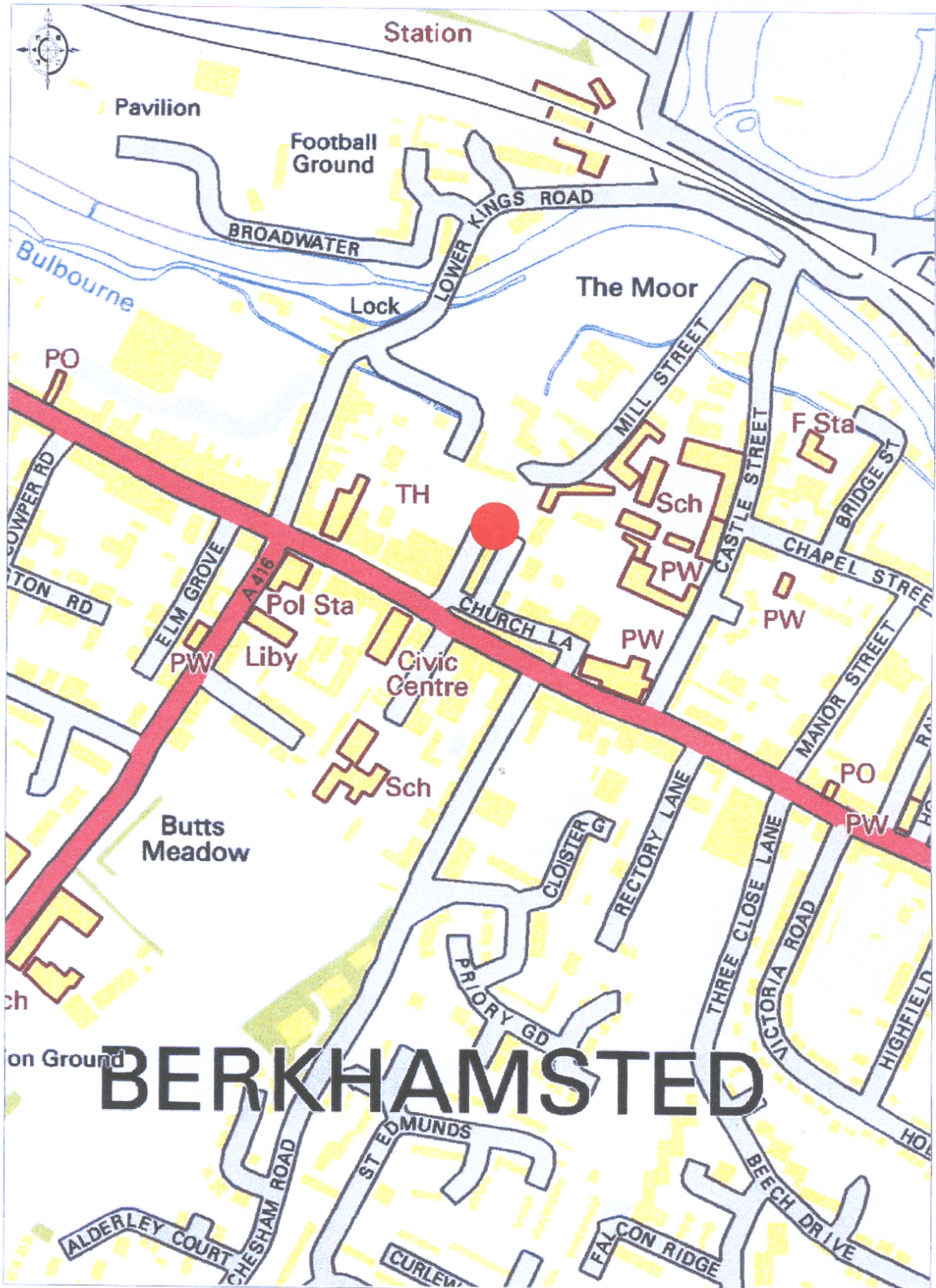
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Water Lane, Berkhamsted

Map 9.3



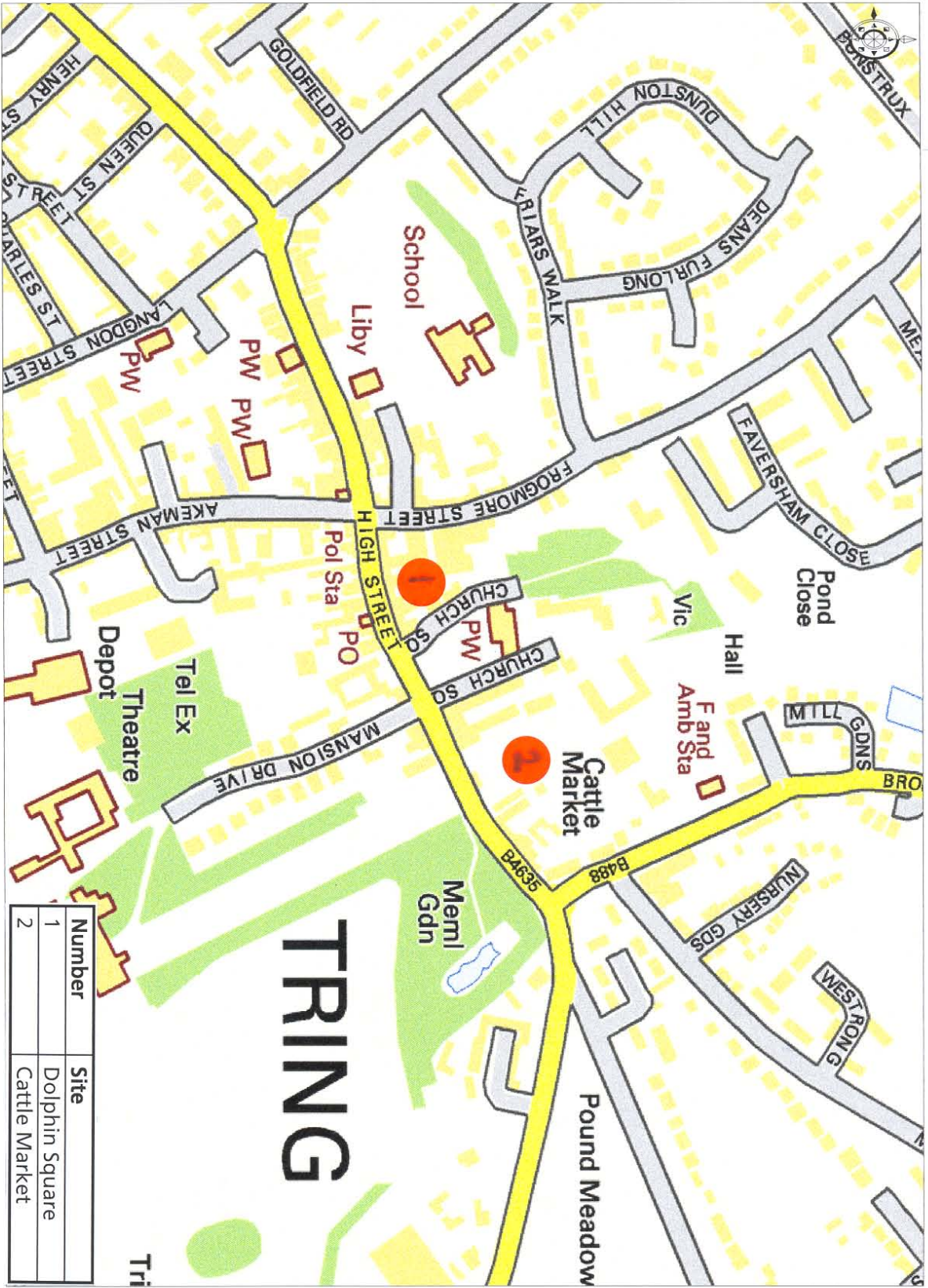
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Map 9.4

Tring, Development Sites



Number	Site
1	Dolphin Square
2	Cattle Market



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