



**DACORUM'S
SUPPLEMENTARY
SCHEDULE OF SITE APPRAISALS**

September 2014

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INTRODUCTION

This Supplementary Schedule of Site Appraisals supports the Pre-Submission Site Allocations Development Plan Document (DPD). It explains the Council's approach to a number of potential new allocations and designations, and makes recommendations as to whether they should be taken forward or not. This document comprises a summary of a range of additional sites and designations that have been considered since consultation in late 2008, including those emerging from the "call for sites" in early 2014.

The Schedule should be read in conjunction with earlier technical work on new sites and designations published in November 2006 (Dacorum's Schedule of Site Appraisals – November 2006) and in November 2008 (Supplementary Issues and Options Paper (November 2008)). Associated documents can be accessed via the following links:

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-issues-options-2006>

<http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/site-allocations/site-allocations-2008>

All the above documents help support a series of complementary Background Issue Papers covering:

- Sustainable Development Strategy;
- Strengthening Economic Prosperity;
- Providing Homes and Community Services; and
- Looking after the Environment.

The role of these topic papers is to provide a background to the Council's detailed approach to and further appraisal of these and other emerging sites and designations. This is in order to identify the suitability of allocations and designations and to consider the nature of associated policies within the Pre-Submission Site Allocations DPD. The issue papers have also been informed by the Council's responses to the earlier Issues and Options consultations.

Figure 1 explains how this document fits within the wider site selection process of the Site Allocations DPD.

The format of this document broadly follows that from the earlier consultation stages, but it does differ in a number of key ways:

- firmer conclusions on the appropriateness of proposals and designations can now be made following the adoption of the Core Strategy in September 2013;
- the "call for sites" generated a number of sites that were previously submitted during the earlier rounds of consultation on the Issues and Options in 2006 and 2008. Such sites have only been reappraised where new information has been provided or where it involved a revised scheme;

- some sites put forward since 2008 have subsequently been approved (and implemented) and will no longer justify being progressed as an allocation;
- the introduction of a site size threshold (of 0.3ha or 10 or more dwellings) for identification as an allocation will limit the number of new proposals assessed and taken forward; and
- existing and new proposals for changes to designations (e.g. Green Belt, Rural Area and settlement boundaries, etc.) will be considered and assessed separately in the associated Sustainable Development Strategy Background Issues Paper (June 2014).

A sustainability appraisal working note accompanies this document (see below).

Full copies of all the documents will be available on the Council's website at www.dacorum.gov.uk/planning Dacorum Borough Council offices and in libraries.

What are the sources of the sites considered?

Sites have been put forward from a number of different sources:

- Further technical studies since November 2008 undertaken by or on behalf of the Council.
- Landowners (both public and private).
- Agents acting on behalf of landowners.
- House builders and developers.
- Members of the public.

The appropriate source(s) is indicated for each site appraised.

How have the sites been categorised?

Sites within or adjacent to the Borough's towns and large villages are listed by settlement. Sites within or adjacent to the small villages or within the open countryside are listed under 'Other Settlements'. Within these broad locations the sites are then divided by land use (i.e. housing, retail, employment etc.) and then subdivided into more detailed categories as appropriate.

How have these sites been assessed?

Some sites have been put forward for a mix of different uses. Where this is the case, this has been stated on the form and the site considered under the principal land use proposed.

Sites have continued to be appraised using the same methodology. The issues considered under each section of the pro-forma are outlined in Figure 2 below.

A separate sustainability appraisal working note has been prepared by consultants, C4S (Dacorum Site Allocations Development Plan Document

Supplementary Schedule of Site Appraisals Sustainability Appraisal Working Note on Dacorum Site Allocation Options (May 2014)).

How do I find out exactly where these sites are?

Sites in this document are illustrated on the maps in Appendix 1. Separate maps are provided for each of the Borough's towns and large villages. Sites outside of these areas are mapped separately.

Figure 1: Assessment of Alternative Sites, Options and Designations

Sources of information / sites

- 2006 Issues and Options consultation, including Schedule of Site Appraisals
- 2008 Issues and Options supplementary consultation, including Schedule of Site Appraisals
- 2014 Schedule of Site Appraisals
- Annual Monitoring Report (AMR), Employment and Housing Land Position
- Infrastructure Delivery Plan (InDP)
- Technical studies, advice and information
- Dacorum Borough Local Plan 1991-2011
- Core Strategy (for the Local Allocations and strategic context)
- Hemel Hempstead Town Centre masterplan
- Site visits and map-based research

Assessment mechanisms

Sustainability Working Notes on:

- 2006 Schedule of Site Appraisals
- 2008 Schedule of Site Appraisals
- 2014 Schedule of Site Appraisals

Policy compliance with Core Strategy, NPPF, NPPG and other relevant guidance and advice.

Public consultation and associated Consultation Reports

Targeted consultation and advice from technical experts (i.e. Historic Gardens Trust, County Archaeologist, County Highways)

Informal Member feedback

Feedback from Council's Estates, Development Management, Strategic Housing teams etc.



Site Allocations DPD

Figure 2

Scope of Initial Site Appraisal

Site Reference	Unique code allocated on the basis of location and land use proposed, to allow sites to be identified on accompanying map. Where a site(s) form part of a larger site or where they overlap/adjoin another site(s), they are suffixed with a letter.
Site Address	Location of site
Area (ha)	Gross site area (where known)
Current Use	Summary of the current land use(s)
Proposed Use	Summary of the land use(s) being proposed
Potential site capacity	Estimated level of development that could be accommodated on-site e.g. number of residential units.
Identified by	Information regarding the source of the proposal.
<i>Preliminary Site Assessment</i>	
Type of site	Site category (see Note 1 below).
Affects key environmental designation(s)?	See Note 2 below. If the site falls within one of the key categories listed, it will normally be discounted from further consideration.
Key land use issues raised	Summary of key land use issues that can be identified through information available.
Time-scale	An indication of when the site likely to become available for development, if known.
Sustainability Conclusion	A broad assessment of the sustainability of the type of site proposed. This may involve a cross-reference to another document, which looks in more detail at sustainability issues of sites.
Next steps recommended	What happens next? An initial assessment of whether the site should be taken forward for further consideration, and if so, how this will be done i.e. through the Site Allocations DPD, the Action Area Plan, separate supplementary guidance or site held in reserve if required in the future.

Note 1:

Sites have been sub-divided into the following broad categories. More than one category can apply to each site.

1. Greenfield
2. Previously developed land
3. In settlement
4. Outside of settlement¹
 - (a) settlement edge
 - (b) countryside
5. Green Belt
6. Chilterns AONB
7. Settlement type
 - (a) primary settlement (Hemel Hempstead)
 - (b) secondary settlement (Berkhamsted & Tring)
 - (c) large village
 - (d) selected small village

Note 2:

The following are defined as key environmental designations for the purposes of this assessment:

- Chilterns Area of Outstanding Natural Beauty (AONB)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Semi-Natural Ancient Woodland
- Historic Park and Garden
- Scheduled Ancient Monument (SAM)
- Floodplain (only in relation to greenfield sites)

¹ The term 'Settlement' refers to the towns, villages and selected small villages identified in the Dacorum Core Strategy 2006-2031.

PART ONE

Site Proformas

Sites Considered

Each site listed has a reference number that allows it to be identified in the lists and on the maps in the Supplementary Schedule of Site Appraisals.

Key to Sites Considered:

- (1) p.p. Site has planning permission for housing
- (2) The reference in the Strategic Housing Land Availability Assessment

List of Sites Considered

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
H/h94	Land at Ridgeway Close		
H/h95	Land adj. A41		
H/h96	Land adj. Old Fishery Lane (Gadespring Cressbeds)		
H/h97	Camelot Clubhouse and car park, Old Fishery Lane		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
H/h34a	National Grid site, London Road		APS9
H/h34b	339-353 London Road		
H/h98	Royal Mail Site, Hemel Hempstead Mail Centre and Delivery Office, Park Lane	pp	
H/h101	Land r/o 186-202 Belswains Lane		
H/h102	Apsley Paper Trail land, London Road		
H/h103	Paradise / Wood Lane		
H/h104	Hemel Hempstead Station Gateway, London Road		APS3, 5-7 inc.
H/h115	Ebberns Road		

Retail/Local Centre/Town Centre to Residential and/or Mixed Use			
Site Code	Site Address	(1)	(2)
H/h105	39-41 Marlowes		
H/h106	Market Square (North) c/o Marlowes/Combe Street/Waterhouse Street		HHC74
H/h107	Market Square (South) c/o Marlowes/Bridge Street (South)/Waterhouse Street		HHC74
H/h108	Civic Zone c/o Marlowes/Combe Street (North)/Leighton Buzzard Road		HHC74
H/h109	West Herts College, Marlowes		HHC74
H/h110	233 London Road		APS38
H/h111	Henry Wells Square, Grovehill		GH52 and 55

Open Land to Residential			
Site Code	Site Address	(1)	(2)
H/h80	Leverstock Green Lawn Tennis Club, Grasmere Close		
H/h99	22 and 22a Two Waters Road		
H/h100	Lock Cottage, off Station Road (west of Two Waters Road)		
H/h112	Former Hewden Hire site, Two Waters Road		

Other to Residential			
Site Code	Site Address	(1)	(2)
H/h113	Land to the r/o St Margaret's Way / Datchworth Turn		LG41

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
H/o15	22 and 22a Two Waters Road		
H/o16	Woodhall, Woodhall Lane		

Social and Community / Leisure & Recreation			
Site Code	Site Address	(1)	(2)
H/c5 and H/L8	Bunkers Park, Bunkers Lane / Bedmond Road		
H/L9	Market Square and Bus Station, Marlowes / Waterhouse Street		HHC74

BERKHAMSTED**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Be/h1	Land at Ivy House Lane		
Be/h2f	Land south of Ashlyns School (Ashlyns Farm Livery)		
Be/h6	Land adj. to Blegberry Gardens		
Be/h18	Fields adj. to New Road		
Be/h19	Land to the west of Berkhamsted		
Be/h20	Land at Castle Gateway, Castle Hill		
Be/h21	Land adj. Rose Cottage, Bank Mill Lane		

Employment to Residential			
Site Code	Site Address	(1)	(2)
Be/h22	Berkhamsted Delivery Office, Office and Storage, 300 High Street	p.p	
Be/h23	Former Police station, High Street/Kings Road		
Be/h24	Land at Gossoms End		
Be/h25	Berkhamsted Civic Centre and land to r/o High Street		
Be/h26	High Street/Swing Gate Lane		

LEISURE & RECREATION

Employment to Residential			
Site Code	Site Address	(1)	(2)
Be/L4	Land c/o Durrants Lane and Shootersway		

TRING**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
T/h18	Land south of Park Road		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
T/h19	Depot land, Langdon Street		

BOVINGDON**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Bov/h6a	Land at Grange Farm		
Bov/h8a	Duckhall Farm		
Bov/h9	Land south east of Homefield		
Bov/h11	Land off Hempstead Road/Stoney Lane		

KINGS LANGLEY**RESIDENTIAL**

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
KL/h13	Land fronting Love Lane		
KL/h14	West Meon, 46 Langley Hill		

Employment to Residential			
Site Code	Site Address	(1)	(2)
KL/h15	Kings Langley Delivery Office, 32 High Street	p.p	

Other to Residential			
Site Code	Site Address	(1)	(2)
KL/h16	Land adjacent to Coniston Road		

MARKYATE**RESIDENTIAL**

Employment to Residential / Mixed			
Site Code	Site Address	(1)	(2)
M/h10	c/o Hicks Road and High Street		WA19

OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
O/h31	Garden Scene Nursery, Chapel Croft, Chipperfield		
O/h32	Land adj. Dunsford, Chapel Croft, Chipperfield		
O/h33	Water End Road, Potten End		
O/h34	Lands to the west of the Junction with The Bit and Chesham Road (Site 1), Wigginton		
O/h35	Lands to the north of the junction of Chesham Road and Wigginton Bottom. (Site 2), Wigginton		
O/h36	Lands on the western side of Chesham Road, (Site 3) Wigginton		
O/h37	Land adj. A41, Bourne End (Amen Corner)		
O/h38	Land south of Bourne End/adj. A41 (Bourne End Field)		
O/h39	Sharlowes Farm, Flaunden Hill, Flaunden		

Rural Area to Residential			
Site Code	Site Address	(1)	(2)
O/h40	Land north of Dixon's Gap (North) Dixon's Wharf, Wilstone		
O/h41	Former Egg Packing Facility at Luke's Lane, Gubblecote, Tring	p.p.	

Employment to Residential			
Site Code	Site Address	(1)	(2)
O/h1	Bourne End Mills Industrial Estate, Bourne End	p.p.	

SOCIAL / COMMUNITY

Rural Area to Social / Community			
Site Code	Site Address		
O/c1	Amaravati Buddhist Monastery, Great Gaddesden		

LEISURE & RECREATION

Green Belt to Leisure/Recreation	
Site Code	<i>Site Address</i>
O/L2	Land at A4251 London Road, Cow Roast

SITES – PROFORMAS

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential

Site Reference	H/h94
Site Address	Land at Ridgeway Close
Area (ha)	c.0.2
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	10-12 flats
Identified by	JB Planning Associates
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	<p>Small triangular wooded copse in Green Belt on immediate edge of settlement. Trees affected by TPO and, therefore, are likely to constrain extent and form of development. Lies adjacent to railway line so impact of noise and vibration would need to be mitigated. While the immediate Green Belt is partly built-up, it is generally open in character. The site is undeveloped and marks a clear and soft edge to the urban area. Green Belt land in the town has already been identified for future housing in the Core Strategy (Local Allocations LA1 - LA3). The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.</p>

Time-scale	0-5 years
Sustainability Conclusion	Reasonable distance from a range of services and facilities in Apsley. Close to Apsley railway station.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h95
Site Address	Land adj. A41
Area (ha)	5.7
Current Use	Open land
Proposed Use	Housing
Potential site capacity	200 (@35 dph)
Identified by	Bidwells (on behalf of Felden Park Farms)
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	<p>Significant loss of open and undeveloped land in wider open countryside on the edge of the town. Close to 'Roughdown Common' SSSI and wildlife site. Site cut off from built-up area by mainline railway and A41 slip road, both of which give rise to environmental concerns for the proposed housing. General accessibility of site appears restricted. The existing railway line constitutes a logical and defensible Green Belt boundary. Green Belt land in the town has already been identified for future housing in the Core Strategy (Local Allocations LA1 - LA3). The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.</p>
Time-scale	Not known
Sustainability Conclusion	<p>Loss of Green Belt/undeveloped land. Environmental impact of traffic and railway line on future occupiers. While potentially close to amenities, general road and foot access appears limited.</p>

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h96
Site Address	Land adj. Old Fishery Lane (Gadespring Cressbeds)
Area (ha)	c.0.04
Current Use	Open land
Proposed Use	Housing
Potential site capacity	1
Identified by	Box Moor Trust
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Small isolated site that forms part of predominantly open land in the Green Belt close to edge of town. Falls in Flood Zone 3 and therefore flood risk would need to be assessed. The NPPF (paras. 89-90) already provides scope to re-use or potentially replace the existing building on the site (dependent on their nature). Land would not make any strategic contribution to housing in the settlement. Green Belt land in the town has already been identified for future housing in the Core Strategy (Local Allocations LA1 - LA3). The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach. Below site size threshold (0.3ha and/or 10 or more units) for identification as an allocation.
Time-scale	Not known
Sustainability Conclusion	Reasonably located close to town facilities and Chaulden Local Centre.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h97
Site Address	Camelot Clubhouse and car park, Old Fishery Lane
Area (ha)	0.36
Current Use	Rugby clubhouse and parking
Proposed Use	Housing
Potential site capacity	c.10
Identified by	Box Moor Trust
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Not known
Key land use issues raised	<p>Enabling housing development sought as part of a potential relocation and improvement of sporting facilities. Site forms part of wider open land on the edge of the town in the Green Belt. Site is in 'Harrison's Moor, Boxmoor Common' wildlife site. There would be a need to consider issues such as new access arrangements off Chaulden Lane and parking provision. Relocated building will impact on the openness of the Green Belt. Green Belt land in the town has already been identified for future housing in the Core Strategy (Local Allocations LA1 - LA3). The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach. Such a proposal is best considered in the light of a full understanding of their requirements and in the context of a more comprehensive review of Green Belt boundaries i.e. through the early partial review of the Core Strategy process. It would be sensible to consider issues comprehensively and set a robust, defensible Green Belt boundary at that stage.</p>

Time-scale	Not known
Sustainability Conclusion	Loss of open land. Reasonably located to a range of local facilities.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Employment to Residential/Mixed

Site Reference	H/h34a
Site Address	National Grid Site at Two Waters Way Industrial Estate, London Road, Hemel Hempstead
Area (ha)	3.9
Current Use	Vacant gas works site
Proposed Use	Residential development
Potential site capacity	c.160
Identified by	Vincent and Gorbing (on behalf of National Grid)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Former use on the site – contaminated land.
Key land use issues raised	Would provide an opportunity for housing using previously developed land (brownfield site). Site is close to 'Harrison's Moor, Boxmoor Common' wildlife site and lies adjacent to TPO trees (Harding Close). Currently part designated as a housing proposal (TWA 5) and part falls within a General Employment Area (Two Waters). The latter area would be lost (1.3ha) along with associated employment opportunities, but represents a logical extension of the housing area. Roger Tym employment study (2010) recommends retaining wider GEA, but current land is lower grade commercial land. Existing housing proposal recognises the need to decontaminate and restore the land and to mitigate noise and vibration from nearby railway line. Potential to include site H/h34b to create a more comprehensive development

	opportunity.
Time-scale	Not known
Sustainability Conclusion	Reuse of a brownfield site within close proximity to Hemel Hempstead train station. Close to amenities within Hemel Hempstead town centre and Apsley Local Centre. A new supermarket (Aldi) is being constructed close by.
Next steps recommended	Progress as an allocation through the Pre-Submission Site Allocations DPD.

Site Reference	H/h34b
Site Address	339-353 London Road
Area (ha)	0.23
Current Use	Residential
Proposed Use	Residential development
Potential site capacity	8 (@ 35dph)
Identified by	Box Moor Trust
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site is close to 'Harrison's Moor, Boxmoor Common' wildlife site and also falls within a General Employment Area (Two Waters). Roger Tym employment study (2010) recommends retaining wider GEA, but current land is in residential rather than commercial use. Given the latter, properties could be retained in current form, dependent on their quality and contribution to local character. While below size threshold, potential to incorporate the site into adjoining National Grid land (see H/h34a) to create a more comprehensive development.
Time-scale	Not known
Sustainability Conclusion	Reuse of a brownfield site within close proximity to Hemel Hempstead train station. Close to amenities within Hemel Hempstead town centre and Apsley Local Centre. A new supermarket (Aldi) is being constructed close by.

Next steps recommended	Progress as an allocation through the Pre-Submission Site Allocations DPD.
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Site Reference	H/h98
Site Address	Royal Mail Site, Hemel Hempstead Mail Centre and Delivery Office, Park Lane
Area (ha)	1.4ha
Current Use	Office / distribution centre Mail sorting office
Proposed Use	Residential Mixed Use development Retail, Leisure
Potential site capacity	50 (@ 35 dph)
Identified by	DTZ (on behalf of Royal Mail Properties)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Part of the Paradise Industrial Estate (General Employment Area). Site now benefits from planning permission for 86 homes (4/01450/12/MFA).
Time-scale	0-5 years
Sustainability Conclusion	Close proximity to town centre, with access to local services and existing infrastructure.
Next steps recommended	In light of planning permission, do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h101
Site Address	Land r/o 186-202 Belswains Lane
Area (ha)	0.32
Current Use	Commercial/ rear gardens
Proposed Use	Residential
Potential site capacity	10
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Carry forward of existing DBLP housing proposal TWA1. Much of the proposal has now been built out and small remaining land is still available for development.
Time-scale	0-10 years
Sustainability Conclusion	Close proximity to Nash Mills Local Centre and primary school. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h102
Site Address	Apsley Paper Trail land, London Road
Area (ha)	0.38
Current Use	Commercial land
Proposed Use	Residential
Potential site capacity	25-35
Identified by	Apsley Paper Trail Trust/Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Part of Apsley Mills GEA. Opportunity for housing if land is no longer needed for employment purposes. Site is limited in width and western boundary backs on to the rear of retail warehouses, and both factors would constrain layout and design. Northern section of site falls with the floodplain (Zones 2 and 3). Possibility of site being brought forward through the Council's New Build Programme.
Time-scale	0-5 years
Sustainability Conclusion	Close to a local centre which provides access to a modest range of local services and facilities. The site also has good access to larger-scale retail facilities along London Road and lies near to a local train station. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h103
Site Address	Paradise/Wood Lane
Area (ha)	3.0.
Current Use	Commercial land
Proposed Use	Residential
Potential site capacity	75
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Part of Paradise GEA. Opportunity for housing if land is no longer required solely for employment purposes. Hemel Hempstead Town Centre Master Plan encourages a more mixed approach to uses in this location, including housing. May be synergies with adjoining hospital land and redevelopment opportunities there.
Time-scale	0-15 years
Sustainability Conclusion	Close to main facilities and services, including public transport, within the core of the town centre. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h104
Site Address	Hemel Hempstead Station Gateway, London Road
Area (ha)	3.0
Current Use	Mix of commercial and train station related uses
Proposed Use	Residential / multi storey car parking / commercial uses linked to railway station
Potential site capacity	140-200
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Linked to taking forward Hemel Hempstead Station Gateway feasibility study. Part of land identified as SHLAA housing sites APS3, APS6 and APS7. Furthermore, part of site in 'Roman villa & cemetery, Boxmoor; Roman building adj to station' Area of Archaeological Significance. Aim is to create a key transport gateway and to achieve a number of improvements to the forecourt and circulation in and around the station. This would involve additional complementary small-scale commercial uses, expanded decked parking and a large element of housing. Capacity dependent on how site is brought forward. Scale would need to be controlled in order to protect the character of Boxmoor.
Time-scale	6-10 years
Sustainability Conclusion	Site would benefit from proximity of mainline railway station and other public transport links. It is located at a moderate distance from the town centre and Apsley Local Centre. Reuse

	of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h115
Site Address	Ebberns Road
Area (ha)	1.0
Current Use	Commercial
Proposed Use	Residential
Potential site capacity	30
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of commercial uses accepted as land identified for conversion of employment land to housing in the DBLP. This represent the remaining block of undeveloped land as the rest has already been built out. Adjacent to the 'Grand Union Canal, Two Waters to Nash Mills Lane' Wildlife Site.
Time-scale	0-10 years
Sustainability Conclusion	Site is located at a moderate distance from the Apsley Local Centre which provides for a modest level of local services and facilities. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Retail/Local Centre/Town Centre to Residential and/or Mixed

Site Reference	H/h105 - 39-41 Marlowes H/h106 Market Square (North) c/o Marlowes/Combe Street/Waterhouse Street H/h107 - Market Square (South) c/o Marlowes/Bridge Street (South)/Waterhouse Street H/h108 - Civic Zone c/o Marlowes/Combe Street (North)/Leighton Buzzard Road H/h109 - West Herts College Site, Marlowes
Area (ha)	H/h105 - 0.23 H/h106 - 0.88 H/h107 - 1.1 H/h108 - 1.7 H/h109 - 6.0
Current Use	Sites are a mix of town centre uses
Proposed Use	Housing/educational/town centre uses
Potential site capacity	H/h105 - 40 H/h106 - 72 H/h107 - 88 H/h108 - 200 H/h109 - 400
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	All are previously developed land in a town centre location. Hemel Hempstead Town Centre Master Plan identifies the majority of the sites as a redevelopment opportunity for a mix of town centre uses. Most of the sites originally appraised in 2006 under H/h52. All sites except H/h105 identified as a SHLAA housing site, HHC74. H/h105 is close to Listed Buildings. Sites are adjacent to or partly fall within Flood Zones 2 and 3 and are close to a range of Listed Buildings and the Water Gardens designated Park and Gardens. Previous potential to bring forward these sites comprehensively but likely to come forward in

	<p>phases. Scope for a mix of uses on H/h108 and H/h109 including large scale educational, social and community and commercial / leisure uses. Opportunity for high density housing in all cases. Sites H/h106 and H/h107 are in multiple-ownership and may prove difficult to bring forward. Capacity of H/h109 dependent on whether a foodstore is to be delivered or not.</p>
Time-scale	Short-long term.
Sustainability Conclusion	All sites benefit from good access to a range of town centre facilities and public transport.
Next steps recommended	Progress H/h105 as a housing allocation, and H/h108 and H/h109 as a mixed allocation in the Pre-Submission Site Allocations DPD. Do not progress H/h106 and H/h107 as housing allocations due to ownership/delivery difficulties.

Site Reference	H/h110
Site Address	233 London Road
Area (ha)	0.1
Current Use	Industrial unit
Proposed Use	Residential
Potential site capacity	10
Identified by	SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Small industrial unit on eastern edge of Apsley Local Centre. Forms part of SHLAA site APS27. Reuse of previously developed land and owner has expressed interest in bringing site forward.
Time-scale	0-10 years
Sustainability Conclusion	Within a local centre which provides access to a modest range of local services and facilities. There is also reasonable access to larger-scale retail facilities along London Road and a train station.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h111
Site Address	Henry Wells Square, Grovehill
Area (ha)	c. 2.5
Current Use	Neighbourhood Centre – community church, medical centre, dentist, doctors surgery, youth centre, community centre, snooker club, a pub and 12 residential units.
Proposed Use	Mixed use residential scheme
Potential site capacity	150-200 housing units A new community centre Replace commercial / retail units Health centre New public space Energy generating infrastructure Youth, religious and cultural provision
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Longer term regeneration potential of local centre is being considered as part of work on a wider Grovehill Neighbourhood Plan. Potential loss of community space and existing uses will have to be carefully managed as part of process. Opportunity to regenerate under-used areas within centre, to introduce new community facilities, and to improve the general offer of the centre. See also SHLAA sites GH52 and GH55 which fall within the centre.
Time-scale	Post 2021 onwards.
Sustainability Conclusion	Previously developed land with good access to public transport and other essential facilities. The introduction of new community facilities would further improve its sustainability credentials.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD, but cross refer to potential regeneration opportunities within the Grovehill Local Centre.

Open Land to Residential or Leisure

Site Reference	H/h80
Site Address	Leverstock Green Lawn Tennis Club, Grasmere Close
Area (ha)	1.23
Current Use	Tennis Club
Proposed Use	Housing
Potential site capacity	37 (@ 30 dph)
Identified by	Leverstock Green Lawn Tennis Club
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Originally appraised in 2008. There is now potential for the club to relocate to Bunkers Park (Leisure Proposal L2 in the DBLP) as part of a mixed leisure and community use (see social and community site H/c5 and leisure site H/L8). Broad principle of relocation to Bunkers Park could be supported as an exception subject to further detailed work and justification, and dependent on impact on openness of Green Belt and availability of alternative sites. Any housing development could not proceed until an alternative venue is secured and dependent on its impact on the character and integrity of the Open Land.
Time-scale	Dependent on securing alternative location for facilities.
Sustainability Conclusion	Loss of leisure facility from a central to edge of town location. The housing would benefit from a number of local facilities within close or reasonable distance.

Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD, but acknowledge progress dependent on securing alternative location for tennis club.
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Site Reference	H/h99
Site Address	22 and 22a Two Waters Road
Area (ha)	0.21
Current Use	House, garden and adjoining land
Proposed Use	Housing
Potential site capacity	10
Identified by	Marianne Barker (on behalf of Nick Gee)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	Site falls within designated Open Land and lies adjacent to the River Bulbourne. It also partly lies in the 'Two Waters, Apsley, Durant Hill Cress Beds' wildlife site. Scope to redevelop within footprint of existing house, ancillary buildings and immediate garden. Bulk of remaining land is open in character and does contribute to the wider Open Land setting. Core Strategy accepts that within such broad designations there will be small parcels of non-conforming uses. The land does form part of the wider open land setting of the Bulbourne and Gade river valleys and Box Moor Trust land. Potential flood risk implications would need to be resolved. See also comments on H/o15.
Time-scale	Not known
Sustainability Conclusion	Previously developed land within residential areas close to shops and other services and facilities.

Next steps recommended

Do not progress to the Pre-Submission Site Allocations DPD.

Site Reference	H/h100
Site Address	Lock Cottage, off Station Road (west of Two Waters Road)
Area (ha)	0.09
Current Use	Open land
Proposed Use	Residential/leisure
Potential site capacity	c.1
Identified by	Box Moor Trust
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Isolated site in sensitive location. Forms part of wider Open Land designation in the Boxmoor area and Bulbourne river valley, and also lies within the 'Harrison's Moor, Boxmoor Common' wildlife site.. Land has frontage onto the Grand Union Canal. Site not served by any formal road access. Southern edge of site borders Flood Zone 2. Below size threshold (of 10 dwellings or 0.3ha) for identification as an allocation.
Time-scale	Not known
Sustainability Conclusion	Loss of Open land which can make a significant contribution to the greening and nature conservation of urban areas close to where people live. Close to town centre facilities, but hindered by poor accessibility.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/h112
Site Address	Former Hewden Hire site, Two Waters Road
Area (ha)	1.0
Current Use	Former commercial site
Proposed Use	Residential
Potential site capacity	15
Identified by	Private
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	Flood risk
Key land use issues raised	Former commercial site sitting within wider open land setting. Adjacent to Boxmoor Common Wildlife Site. TPO trees on part of northern and southern boundaries. Scope for development opportunities within built footprint of removed buildings. Careful control required over scale and location of development to ensure open setting is safeguarded. Partly in Flood Zones 2, 3a and 3b. Therefore, need for a flood risk assessment as northern and southern edges of site fall within the floodplain.
Time-scale	0-10 years
Sustainability Conclusion	Reasonable proximity to town centre with access to high order services.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Other to Residential

Site Reference	H/h113
Site Address	Land to the r/o St Margaret's Way / Datchworth Turn
Area (ha)	1.1
Current Use	Open land
Proposed Use	Residential
Potential site capacity	32
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Part carry forward of existing DBLP housing proposal H38. Bulk of this wider land is now under construction for housing. Proposal H38 was previously appraised under H/h27. The remaining land is subject to a town and village green application (TVGA) and decision is awaited.
Time-scale	0-10 years
Sustainability Conclusion	Reasonable proximity to Leverstock Green Local Centre, primary school, and local employment opportunities in the Maylands Business Park/Breakspear Park.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD subject to TVGA.

Amend existing and create new Open Land designations

Site Reference/Address/ Area (ha)	H/o15 22 and 22A Two Waters Road (0.21 ha)
Current Use	House, garden and adjoining land
Proposed Use	Removal of Open Land designation
Potential site capacity	N/a
Identified by	Marianne Barker (on behalf of Nick Gee)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. While some of the land is developed, this does not justify its removal. The land forms part of the wider open land setting of the Bulbourne and Gade river valleys and Box Moor Trust land. It also partly falls within the 'Two Waters, Apsley, Durant Hill Cress Beds' wildlife site. Bulk of remaining land is open in character and does contribute to the wider Open Land setting. It is reasonable that this is protected from development in order to maintain its openness. Core Strategy accepts that within such broad designations there will be small parcels of non-conforming uses. See also comments on H/h99.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.

Next steps recommended	Do not progress to Pre-Submission stage of Site Allocations DPD.
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Site Reference/Address/ Area (ha)	H/o16 Woodhall, Woodhall Lane (0.08 ha)
Current Use	House and garden
Proposed Use	Removal of Open Land designation
Potential site capacity	N/a
Identified by	Mr D Archibald
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. Such land does not necessarily have to have public access to justify its designation. The land forms part of a wider green chain running north-south that links open land around the Hospital to the Nickey Line. The site and adjoining properties comprise of only a small portion of built form on land that is predominantly open in character. It does contribute to the wider Open Land setting. Core Strategy accepts that within such broad designations there will be small parcels of non-conforming uses.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	Do not progress to Pre-Submission stage of Site Allocations DPD.

Social and Community / Leisure & Recreation

Site Reference	H/c5 and H/L8
Site Address	Bunkers Park, Bunkers Lane / Bedmond Road
Area (ha)	12.3
Current Use	Open land
Proposed Use	Cemetery/playing pitches/replacement tennis facilities
Potential site capacity	-
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Flood risk
Key land use issues raised	Open land in Green Belt. Forms part of DBLP leisure proposal L2. Land has potential for a number of open community and leisure uses subject to impact on openness of the Green Belt. Opportunity to provide longer term cemetery facilities for the town Replacement tennis facilities would allow housing site H/h80 to come forward, but would need to be fully justified against the availability of alternative sites and its location in the Green Belt
Time-scale	0-10 years
Sustainability Conclusion	Part loss of greenfield land. The new tennis club would be in a less sustainable location on edge of settlement compared to its existing site.

Next steps recommended

Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	H/L9
Site Address	Market Square and Bus Station, Marlowes / Waterhouse Street
Area (ha)	0.5
Current Use	Former commercial site
Proposed Use	Leisure/food/residential/offices
Potential site capacity	-
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	-
Key land use issues raised	Hemel Hempstead Town Centre Master Plan identifies site as a redevelopment opportunity for a mix of leisure led uses including entertainment, restaurants and other commercial uses. Redevelopment would be dependent on the relocation of the bus station on to the Marlowes as part of the town centre bus interchange proposal. Adjacent to Flood Zones 2 and 3a. Close to Water Gardens Parks and Garden.
Time-scale	0-10 years
Sustainability Conclusion	Central sustainable location in good proximity to town centre services and public transport. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential

Site Reference	Be/h1
Site Address	Land at Ivy House Lane
Area (ha)	5.3
Current Use	Open land / agricultural
Proposed Use	Residential
Potential site capacity	c.170 (@ 35 dph)
Identified by	David Lane Associates (on behalf of Mr E MacDonald)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None (but on the edge of the Chilterns Area of Outstanding Natural Beauty)
Key land use issues raised	Further information provided in support of the removal of land from the Green Belt. Previously appraised in 2006 where concerns were raised over the suitability of the proposal given it forms part of an attractive dry valley feature, general access problems, and proximity to the CAONB. Close to 'Berkhamsted Common' wildlife site. Concerns continue to be raised in respect of scale, impact on Green Belt and distance from services and facilities. The Core Strategy has already identified a Green Belt/greenfield opportunity in the town (Local Allocation LA4). It now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.
Time-scale	Not known

Sustainability Conclusion	Loss of greenfield site in the Green Belt. Site on periphery of town poorly located in terms of main bus routes, shops and schools, etc.
Next steps recommended	Do not consider as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h2f
Site Address	Land to the south of Ashlyns School
Area (ha)	0.65
Current Use	Former farm livery buildings
Proposed Use	Residential and/or care home
Potential site capacity	c.20 (@ 35 dph)
Identified by	Savills (on behalf of Grand Union Investments Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	<p>The land form part of wider landholding in the Green Belt and previously considered in broad terms in 2008 under Be/h2a and Be/h2b. Site is located close to a range of built development (secondary school, housing, care home), but the surrounding area is predominantly open in character. Nearby school building is listed. Site is well screened and located at the end of a long access road off Chesham Road. While land that is or has been occupied by agricultural buildings is strictly excluded as previously developed land, it is reasonable to consider the nature and quality of the existing building and the impact of any replacement building(s) on the openness of the Green Belt. Main building has attractive rural features and should be retained/reused. Development should be limited to footprint of existing buildings in order to retain general openness of the site. On this basis, the site is unlikely to support a large number of new units, and proposal would fall below the general size threshold (i.e. 10 or more units) for allocation. The site can reasonably be considered through the</p>

	Development Management process.
Time-scale	0-5 years
Sustainability Conclusion	Site on periphery of town at a distance from main bus routes, shops and other facilities, although located close to a secondary school.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h6
Site Address	Land adj. to Blegberry Gardens
Area (ha)	3.52ha
Current Use	Open land / agricultural
Proposed Use	Residential
Potential site capacity	c. 87 dwellings
Identified by	Brian Barber Associates (on behalf of Mr Michael Sheldon)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Further information provided in support of the removal of land from Green Belt. Adjacent to 'Meadow S.W. of Shootersway Road' wildlife site. Previously appraised in 2006 where concerns were raised over the suitability of the proposal given its scale, impact on Green Belt and distance from services and facilities. The Core Strategy has already identified a Green Belt/greenfield opportunity in the town (Local Allocation LA4). It now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Loss of greenfield site in the Green Belt. Site on periphery of town at a distance from main bus routes, shops and schools.
Next steps recommended	Do not consider as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h18
Site Address	Fields adj. to New Road
Area (ha)	c.13
Current Use	Grazing land
Proposed Use	Residential
Potential site capacity	Up to 450 (@ 35 dph)
Identified by	Ms S Dunn
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 6, 7(b)
Affects key environmental designation(s)?	Area of Outstanding Natural Beauty
Key land use issues raised	This site is in a sensitive location within the CAONB and, adjacent to Berkhamsted Castle (an Area of Archaeological Significance, Scheduled Ancient Monument and wildlife site). It will impact on the openness of the Green Belt and encroach into open countryside. The Core Strategy has already identified Green Belt land for housing (Local Allocation LA4) to meet future needs of the town. The Core Strategy now sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.
Time-scale	Not specified
Sustainability Conclusion	The site is located within reasonable walking distance of the train station and other amenities and services of the town. However, it will impact on land of high landscape quality (CAONB) and could affect the open setting of Berkhamsted Castle.

Next steps recommended

Do not progress further as an allocation through the Pre-Submission Site Allocations DPD.

Site Reference	Be/h19
Site Address	Lands to the west of Berkhamsted (two parcels)
Area (ha)	15ha
Current Use	Grazing
Proposed Use	Residential
Potential site capacity	Not specified
Identified by	Knight Frank (on behalf of Nigel Hadon-Paton)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 6, 7(b)
Affects key environmental designation(s)?	Chilterns AONB (part)
Key land use issues raised	These sites are in a sensitive location within and adjacent to the CAONB. Site contains part of the 'Meadow S.W. of Shootersway Road' wildlife site. They will impact on the openness of the Green Belt and significantly encroach into open countryside on the periphery of the town. Existing urban area forms a clear and logical boundary to the Green Belt. The Core Strategy has already identified Green Belt land for housing (Local Allocation LA4) to meet future needs of the town. The Core Strategy now sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.
Time-scale	Not specified
Sustainability Conclusion	Loss of greenfield site in the Green Belt. Site on periphery of town at a distance from main bus routes, shops and schools. It will impact on land of high landscape quality (CAONB).

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h20
Site Address	Land at Castle Gateway, Castle Hill
Area (ha)	0.32
Current Use	Open land
Proposed Use	Housing
Potential site capacity	11
Identified by	Mr. CJ Stafford
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	While immediate land to the east is built-up, the site itself is undeveloped and logically links to wider open countryside to the west. It is within close proximity to the CAONB. The Core Strategy has already identified Green Belt land for housing (Local Allocation LA4) to meet future needs of the town. It now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Edge of town location at a reasonable distance from services. Loss of undeveloped Green Belt land.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPDs.

Site Reference	Be/h21
Site Address	Land adj. Rose Cottage, Bank Mill Lane
Area (ha)	0.36
Current Use	Private amenity space
Proposed Use	Residential
Potential site capacity	16 units
Identified by	Quliichan Consultancy
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(b)
Affects key environmental designation(s)?	Flood Zone 2
Key land use issues raised	Loss of Green Belt. Minor encroachment into open countryside. Adjacent to Flood Zone 2. Any development would have an impact on the recent extension of the Conservation Area along Bank Mill Lane. Sensitive frontage onto the Grand Union Canal. Serviced by a narrow laneway with limited access. The Core Strategy has already identified Green Belt land for housing (Local Allocation LA4) to meet future needs of the town. It now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Greenfield site on edge of town. Level site in valley bottom would encourage walking and cycling, but still at a distance from most services and facilities.
Next steps recommended	Do not consider as an allocation in the Pre-Submission Site Allocations DPD.

Employment to Residential

Site Reference	Be/h22
Site Address	Berkhamsted Delivery Office, 300 High Street
Area (ha)	0.36ha
Current Use	Office / distribution centre Mail sorting office
Proposed Use	<ul style="list-style-type: none"> • Residential • Mixed Use development of offices, residential, parking and retail.
Potential site capacity	c.12 (@ 35dph)
Identified by	DTZ (on behalf of Royal Mail)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the town centre and Conservation Area, and adjacent to Flood Zone 2 and 3a. Located a short distance from the shopping core and suitable for a mix of town centre uses. Planning permission (4/1211/12/MFA) granted for a mixed retail development (Marks and Spencers) which is being implemented.
Time-scale	0-5 years
Sustainability Conclusion	The site is located within the town centre area, fronts onto the High Street, and is accessed off St John's Well Lane. The site has good access to the town's local services and infrastructure including schools, health care services, bus and rail services and shopping areas. Parking could be reduced in a residential scheme due to the site's sustainable location.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h23
Site Address	Former Berkhamsted Police Station, 187 High Street
Area (ha)	0.16 ha
Current Use	Vacant Police Station
Proposed Use	Mixed use development in the form of: - <ul style="list-style-type: none"> • Reuse of site as community facility • Housing • Offices
Potential site capacity	c.10
Identified by	Vincent and Gorbng (on behalf of Hertfordshire Constabulary)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located in town centre and Conservation area. Close to listed buildings. Due to operational changes, the existing facilities are no longer needed. Alternative but smaller replacement facilities secured within the Berkhamsted Civic Centre. Town centre location would support a mix of uses, but design would have to be carefully assessed given prominent location within the Conservation Area.
Time-scale	0-5 years
Sustainability Conclusion	Good sustainability credentials. Within town centre with good access to services and close proximity to bus and rail services.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Be/h24
Site Address	Land at Gossoms End
Area (ha)	c.0.6
Current Use	Commercial (car sales and timber yard)
Proposed Use	Mixed use development (food supermarket and flats)
Potential site capacity	Retail store and 30 flats above.
Identified by	Lidl UK
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	Flood Zone 2 and 3
Key land use issues raised	<p>Site falls within the Billet Lane General Employment Area. Part of land falls within Flood Zones 2 and 3. The site has direct access onto High Street (and Billet Lane). Parking for both retail and residential elements would need to be clearly defined. Recent residential development located nearby (Bulbourne House) and potential to improve relationship with the River Bulbourne. Impact of proposed foodstore on the convenience offer of the town centre would need to be satisfactorily addressed. Roger Tym employment study (2010) advises safeguarding its employment generating potential for small to medium sized units. However, jobs would be created as part of the retail element of the site. A flood risk assessment would need to be undertaken.</p>
Time-scale	0-5 years
Sustainability Conclusion	The site is located close to the town centre with access to a range of services and

	facilities. It is also nearby to employment opportunities in the Billet Lane, Northbridge Road and River Park GEAs and is within reasonable walking distance of the train station.
Next steps recommended	Progress as a mixed allocation in the Pre-Submission Site Allocations DPD.

Site Reference	B/h25
Site Address	Berkhamsted Civic Centre and land to r/o High Street
Area (ha)	0.4
Current Use	Civic facilities and depot land
Proposed Use	Residential / town centre uses
Potential site capacity	16
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Existing civic building with depot functions to the rear. Adjacent to listed buildings. Town centre location would support a mix of uses. Opportunity to rationalise land and the series of buildings within the site. Replacement of civic space would be required. Access from Clarence Road.
Time-scale	6-10 years
Sustainability Conclusion	Sustainable central location with easy access to a good range of services and facilities and public transport.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	B/h26
Site Address	High Street/Swing Gate Lane
Area (ha)	0.38
Current Use	Mixed commercial uses.
Proposed Use	Residential
Potential site capacity	15
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Mix of commercial uses at eastern edge of town and Conservation Area. Close to listed buildings. Site supports a number of car-related services which generally detract from high quality environment. Opportunity to enhance a gateway location into the Conservation Area.
Time-scale	0-5 years
Sustainability Conclusion	Reasonable (level) access to town centre services and facilities, including public transport. Reuse of previously developed land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	Be/L4
Site Address	Land c/o Durrants Lane and Shootersway
Area (ha)	2.0
Current Use	Open land
Proposed Use	Formal and informal playing fields
Potential site capacity	-
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Land will remain in Green Belt. Within the 'Woodcock Hill, Berkhamsted' locally listed Historic Park & Garden. It will provide an opportunity for new leisure space provision in the town associated with bringing forward housing and other uses on Strategic Site SS2 in the Core Strategy (i.e. Be/h12, Be/L2 and Be/c4).
Time-scale	0-5 years
Sustainability Conclusion	Reasonable access to a range of local services and facilities.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

TRING

RESIDENTIAL

Green Belt to Residential

Site Reference	T/h18
Site Address	South of Park Road, Tring
Area (ha)	1.2
Current Use	Grazing land
Proposed Use	Housing
Potential site capacity	45 (@35 dph)
Identified by	Bloor Homes
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 6, 7 (b)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	Significant loss of Green Belt site. Sensitive site in (part) Conservation Area and within the CAONB. Within 500m of the Chilterns Beechwood SAC. Close to a listed building. Encroachment of development into open countryside and high quality landscape at edge of town. The Core Strategy already identifies an opportunity for a greenfield/ Green Belt development (Local Allocation LA5) to meet future housing demand in the town. It sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Close to Miswell Lane local centre, but more distant from main services and facilities in the town centre.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Employment to Residential / Mixed Use

Site Reference	T/h19
Site Address	Depot land, Langdon Street
Area (ha)	0.23
Current Use	Depot use
Proposed Use	Housing
Potential site capacity	c.10 (@ 40 dph)
Identified by	Monks court – Roger Turnbull
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site falls within the Akeman Street General Employment Area (GEA) and within the Conservation Area. Within 1km of the Chilterns Beechwood SAC. Part appraised under T/h7. Adjacent to a church and with residential properties on two other boundaries. Roger Tym employment study (2010) suggests that the GEA could move to a more mixed use. Would represent a removal of a discrete parcel of land from the GEA. May be local amenity advantages for removing service / haulage vehicles. Could involve a mixed residential and commercial development.
Time-scale	Not known
Sustainability Conclusion	Loss of employment opportunities but site would be reasonably well located close to Miswell Lane local centre and the town centre.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

BOVINGDON

RESIDENTIAL

Green Belt to Residential

Site Reference	Bov/h6a
Site Address	Land at Grange Farm
Area (ha)	Option 1 (12.3) Option 2 (5.9) Option 3 (8.0) Option 4 (2.2)
Current Use	Agricultural land
Proposed Use	Option 1 residential Option 2 residential Option 3 residential / nursing home /education / allotment Option 4 residential
Potential site capacity	Option 1 - 120-130 homes Option 2 - 120-130 homes Option 3 - 120-130 homes Option 4 - c.40 homes
Identified by	Whiteacre Property & Development
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Further information provided in support of four residential led options on the land. Close to listed buildings. Site previously appraised in 2006 where concerns were raised over the suitability of the proposal on the village given its scale and impact on Green Belt. While a range of options have been suggested, all options are significant in respect of their impact on the Green Belt and the village. An alternative Green Belt site has been identified to meet the housing needs of the village (Local Allocation LA6 Chesham Road). Given the Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt, these proposals would run contrary to this approach.

Time-scale	Short term (next 5 years)
Sustainability Conclusion	Loss of greenfield site. Relatively close to village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village has reached capacity and already suffers from severe traffic congestion.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Bov/h8a
Site Address	Duckhall Farm, Newhouse Road
Area (ha)	3.3
Current Use	Agricultural fields
Proposed Use	Mixed residential-led scheme
Potential site capacity	Option 1: 15 homes/care home/open space/allotments Option 2: Up to 45 homes/allotments/open space
Identified by	Phase 2 Planning (on behalf of Gleeson Developments Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Further information provided in support of a revised scheme (two options). Close to listed buildings. Previously appraised in 2008 where concerns were raised over the suitability of the proposal on the village given its scale and impact on Green Belt. While scale has been reduced, the amount and mix of development still raise concerns and an alternative Green Belt site has already been identified to meet the housing needs of the village (Local Allocation LA6 Chesham Road). Given the Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt, the proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Loss of greenfield site. Generally accessible to village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village has reached capacity and already suffers from severe traffic congestion.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Bov/h9
Site Address	Lands south east of Homefield
Area (ha)	5.4ha
Current Use	Agricultural land
Proposed Use	Residential
Potential site capacity	Site could deliver between 130-175 dwellings including up to 61 affordable units
Identified by	Pegasus Group (on behalf of Taylor Wimpey)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Further information provided in support of a scheme previously appraised in 2008 where concerns were raised over the suitability of the proposal on the village given its scale and impact on Green Belt. These continue to be a concern. An alternative Green Belt site has already been identified to meet the housing needs of the village (Local Allocation LA6 Chesham Road). Given the Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt the proposal would run contrary to this approach.
Time-scale	Short term (next 5 years)
Sustainability Conclusion	Loss of greenfield site. Relatively close to village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village has reached capacity and already suffers from severe traffic congestion.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	Bov/h11
Site Address	Land between Bushfield Road and Hempstead Road
Area (ha)	c.7.2
Current Use	Grazing land
Proposed Use	Residential retirement village / residential home
Potential site capacity	c. 250 (@ 35 dph)
Identified by	Mr R J Latham
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b) 5, and 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of open and undeveloped land at a distance from village edge. Site is heavily wooded which will constrain development and capacity achievable. Concern over the suitability of the proposal on the village given its potential scale and impact on the openness of the Green Belt. Will reinforce ribbon development along Hempstead Road. An alternative Green Belt site has already been identified to meet the housing needs of the village (Local Allocation LA6 Chesham Road). Given the Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt the proposal would run contrary to this approach.
Time-scale	Unknown
Sustainability Conclusion	Loss of greenfield site. Distant from village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village has reached capacity and already suffers from severe traffic congestion.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

KINGS LANGLEY

RESIDENTIAL

Green Belt to Residential

Site Reference	KL/h13
Site Address	Land fronting Love Lane
Area (ha)	0.28
Current Use	Open grassland
Proposed Use	Residential
Potential site capacity	4 detached houses or 7 semi-detached properties or 8 terrace properties in a courtyard
Identified by	DLA Planning (on behalf of Mr A Barker)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Open land in Green Belt and adjacent to Conservation Area on southern boundary. Close to 'Kings Langley Common' wildlife site. Three suggested housing schemes put forward. Loss of undeveloped land forming transition into more open countryside adjoining the settlement. Land part surrounded by development, although this does not justify new buildings. Existing development is quite open / rural in character and additional development would undermine and contribute to urban creep in this area. The eastern side of Love Lane continues to represent a clear and logical built up edge to the village. The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach. Below site size threshold (0.3ha and/or 10 or more units) for identification as an allocation.

Time-scale	0-5 years
Sustainability Conclusion	Loss of greenfield site in the Green Belt on edge of village. Lies adjacent to secondary school and at a reasonable distance from village local centre and its services and facilities.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	KL/h14
Site Address	West Meon, 46 Langely Hill
Area (ha)	0.41ha
Current Use	Residential
Proposed Use	Residential
Potential site capacity	Up to 2 dwellings
Identified by	Collins Coward Planning and Development Consultancy
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land. Large detached property sitting in a generous residential curtilage. Site forms a soft transition from existing built-up area at edge of village into more open countryside beyond. The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. The proposal would run contrary to this approach.
Time-scale	Not specified
Sustainability Conclusion	Within relatively close proximity to Kings Langley village centre.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Employment to Residential

Site Reference	KL/h15
Site Address	Kings Langley Delivery Office, 32 High Street
Area (ha)	0.23ha
Current Use	Office / distribution centre/Mail sorting office
Proposed Use	Residential / Mixed Use development of offices, residential, parking and retail.
Potential site capacity	c.8 (@ 35 dph)
Identified by	DTZ (on behalf of Royal Mail)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Previously developed land with prominent frontage to High Street. Access to the site is via Langley Hill. Located within the village local centre and a Conservation Area. Location would support a range of uses. Opportunity to secure improvements to the quality of the Conservation Area. Planning permission approved (4/1800/12/MFA) for residential care home which would limit prospects of bringing site forward for housing. Below size threshold (10 dwellings or more or 0.3ha) for identification as an allocation.
Time-scale	0-5 years
Sustainability Conclusion	The site is well located in a sustainable location with access to the village's services and public transport.
Next Steps Recommended	Given existence of planning permission for care home, do not progress as an allocation through the Pre-Submission Site Allocations DPD.

Other to residential

Site Reference	KL/h16
Site Address	Land adjacent to Coniston Road
Area (ha)	0.4
Current Use	Amenity land
Proposed Use	Residential
Potential site capacity	12
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Identified SHLAA housing site KL3. Small parcel of amenity land close to northern edge of village and adjacent to existing housing. Not covered by Open Land designation, but development will result in loss of the amenity land. Land is owned by Council except for a small area set aside for a sub-station.
Time-scale	0-10 years
Sustainability Conclusion	Located close to a secondary school and relatively close to Kings Langley Local Centre. Loss of greenfield/amenity land.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

MARKYATE

RESIDENTIAL

Employment to Residential/Mixed

Site Reference	M/h10
Site Address	c/o Hicks Road and High Street
Area (ha)	0.12
Current Use	Motor related uses
Proposed Use	Housing
Potential site capacity	Up to 15 units
Identified by	George Crutcher Planning (on Behalf of Mr Russell)
<i>Preliminary Site Assessment</i>	
Type of site	2 ,3, 7 (c)
Affects key environmental designation(s)?	(part) Flood Zone 2 and 3
Key land use issues raised	The site falls within the eastern edge of the local centre and is identified as housing proposal H31 in the DBLP. Part of the land is in Flood Zones 2 and 3a. Majority of site in Conservation Area and adjacent to listed buildings. This site lies adjacent to the Core Strategy Strategic housing site SS2 Hicks Road (now under construction) and is also identified as SHLAA site WA19. Commercial use would now be isolated relative to the former GEA area which will be predominantly residential in character.
Time-scale	0-5
Sustainability Conclusion	Site is within village centre close to a range of local facilities. Reuse of previously developed land.

Next steps recommended

Progress as an allocation in the Pre-Submission Site Allocations DPD.

OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential

Site Reference	O/h31
Site Address	Garden Scene Nursery, Chapel Croft, Chipperfield
Area (ha)	c.0.7
Current Use	Garden centre/village store and post office
Proposed Use	Residential/retail unit/parish rooms and store
Potential site capacity	c.17
Identified by	JB Planning Associates (on behalf of Marchfield Homes, Mr Gunn and Mr Lloyd-Wilson)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Commercial and developed site located within a selected small village in the Green Belt and within a Conservation Area. However, western part of site falls outside of the village core and an adjustment is sought to include this land. This was assessed and rejected in 2008 (O/Smlvb1), but should be reconsidered in light of the proposal. Replacement retail store and an additional community facility are proposed and welcomed. Loss of local employment opportunities, but represents an opportunity to improve the quality of the Conservation Area and secure affordable homes for the village. Given the site is occupied by buildings, it would benefit from the support in principle in NPPF (para. 89) to redevelopment, subject to impact on openness of Green Belt.

Time-scale	0-5 years
Sustainability Conclusion	Reuse of previously developed land. Located within village core with reasonable access to the village's services / facilities, although these are limited in nature.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h32
Site Address	Land adjacent to Dunsford, Chapel Croft, Chipperfield
Area (ha)	0.2ha
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	3
Identified by	DLA Associates (on behalf of Mr I Carter)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Small open and undeveloped site located within a selected small village in the Green Belt and within a Conservation Area. A low density infill development is proposed. The site has direct access onto the road. Plot below site threshold (0.3ha and or 10 units) for identification as an allocation. Falls outside limited infill approach under Policy CS6. Loss of informal open area within the Conservation Area. Application (4/1659/12/FUL) refused on site for 3 dwellings.
Time-scale	0-5 years
Sustainability Conclusion	Loss of open land. Located within village core with reasonable access to the village's services / facilities, although these are limited in nature.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h33
Site Address	Water End Road, Potten End
Area (ha)	0.33
Current Use	Residential/open land
Proposed Use	Residential
Potential site capacity	11
Identified by	MSC Planning Ltd
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	A part developed site located within a selected small village in the Green Belt. The land is bounded by a mix of commercial and residential properties. Given some of the plot is occupied by buildings, it would benefit from the support in NPPF (para. 89) for redevelopment, subject to impact on openness of Green Belt. It would provide an opportunity to secure affordable homes for Potten End. The rear part of the site is open and undeveloped and would not benefit from such an approach. This would reduce potential capacity of the site below threshold for identification as an allocation. The land is affected by trees within and on the edge of site, which may further constrain capacity.
Time-scale	0-5 years
Sustainability Conclusion	Reuse of previously developed land. Located within village core with reasonable access to the village's services / facilities, although these are limited in nature.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h34
Site Address	Lands to the west of the Junction with The Bit and Chesham Road (Site 1), Wigginton
Area (ha)	1.5
Current Use	Agricultural land
Proposed Use	Residential
Potential site capacity	c.50 (@35 dph)
Identified by	Ruth Brett / Andrew Burch
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6, 7(d)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	Site located on the edge of a Selected Small Village in the Green Belt. The land abuts housing to the north and south, but principally forms part of the open countryside surrounding Wigginton. Right of Way crosses site and close to listed buildings. Potential impact of any new development on the character and openness of the Green Belt and CAONB. The scale of potential housing would represent a significant outward growth of the village and lead to local pressure on its infrastructure. The Core Strategy has already identified Green Belt land for housing (Local Allocation LA1 - LA6) in less sensitive locations. It now sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Impact on CAONB. Reasonable access to local services but these are limited in nature. Poorly served by public transport.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h35
Site Address	Lands to the north of the junction of Chesham Road and Wigginton Bottom. (Site 2), Wigginton
Area (ha)	3.3
Current Use	Agricultural land
Proposed Use	Residential
Potential site capacity	c.115 (@ 35 dph)
Identified by	Ruth Brett / Andrew Burch (Landowners)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6, 7(d)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	<p>Site located outside of a Small Selected Village in the Green Belt. The land abuts housing to the south, but principally forms part of the open countryside surrounding the village. Potential impact of any new development on the character and openness of the Green Belt and CAONB. The scale of housing would serve to reinforce ribbon development along Chesham Road and set a precedent for future development outside of the village boundary. It would put significant local pressure on the village's infrastructure. The Core Strategy has already identified Green Belt land for housing (Local Allocations LA1 - LA6) in less sensitive locations. It now sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.</p>
Time-scale	Not known
Sustainability Conclusion	Impact on CAONB. Distant from local services which are limited in nature. Poorly served by public transport.
Next steps recommended	Do not progress as an allocation in the Pre-

	Submission Site Allocations DPD.
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Site Reference	O/h36
Site Address	Lands on the western side of Chesham Road, Wigginton (Site 3)
Area (ha)	0.8
Current Use	Agricultural land
Proposed Use	c.30
Potential site capacity	Not known
Identified by	Ruth Brett / Andrew Burch (Landowners)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6, 7(d)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	Site located outside of a Selected Small Village in the Green Belt. The land abuts housing to the north and south, but principally forms part of the open countryside surrounding the village. Potential impact of any new development on the character and openness of the Green Belt and CAONB. The proposal would serve to reinforce ribbon development along Chesham Road and set a precedent for future development outside of the village boundary. It would put local pressure on the village's infrastructure. The Core Strategy has already identified Green Belt land for housing (Local Allocations LA1 - LA6) in less sensitive locations. It now sets out a clear development strategy in relation to housing, the Green Belt and safeguarding the CAONB. The proposal would run contrary to this approach.
Time-scale	Not known
Sustainability Conclusion	Impact on CAONB. Distant from local services which are limited in nature. Poorly served by public transport.
Next steps recommended	Do not progress as an allocation in the Pre-

	Submission Site Allocations DPD.
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Site Reference	O/h37
Site Address	Land adj. A41, Bourne End (Amen Corner)
Area (ha)	0.46
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	c.15 (@ 35 dph)
Identified by	The Box Moor Trust
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Open and undeveloped parcel of land in the Green Belt and adjacent to the A41. The plot forms part of wider open countryside between Bourne End and Hemel Hempstead. Site forms part of the 'Harrison's Moor, Boxmoor Common' wildlife site and lies adjacent to Flood Zone 2. Detached from main built-up part of the village. Impact of A41 would need to be carefully considered. Eastern tip of land lies adjacent to Flood Zones 2 and 3. The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. Alternative Green Belt/greenfield sites have already been identified (Local Allocations LA1-LA6). The proposal would run contrary to this approach.
Time-scale	0-5 years
Sustainability Conclusion	Loss of open land. Poor access to the village's services / facilities, which are limited in nature.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h38
Site Address	Land south of Bourne End/adj. A41 (Bourne End Field)
Area (ha)	2.39
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	80 (@ 35 dph)
Identified by	The Box Moor Trust
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Large, undeveloped parcel of land in the Green Belt and adjacent to the A41. While at the immediate eastern edge of Bourne End and close to listed buildings, the plot forms part of wider open countryside between the village and Hemel Hempstead. The proposal would represent a significant growth and outward expansion of the village. Impact of A41 would need to be carefully considered. The Core Strategy now sets out a clear development strategy in relation to housing and the Green Belt. Alternative Green Belt/greenfield sites have already been identified (Local Allocations LA1-LA6). The proposal would run contrary to this approach.
Time-scale	0-5 years
Sustainability Conclusion	Loss of open land. Located within village core with reasonable access to the village's services / facilities, although these are limited in nature.

Next steps recommended

Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h39
Site Address	Sharlowes Farm, Flaunden
Area (ha)	0.5
Current Use	Farm/commercial buildings
Proposed Use	Residential
Potential site capacity	c.15
Identified by	Bidwells (on behalf of Felden Park Farms)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	<p>Site is located within a small hamlet close to a range of buildings, and abuts housing to the east and west. Site is sensitive in that it falls within a Conservation Area and lies adjacent to a listed building associated with Sharlowes Farm. Loss of local employment opportunities, but represents an opportunity to improve the quality of the Conservation Area and secure rural affordable homes. Given the site is occupied by buildings, it would benefit from the support in NPPF (para. 89) to redevelop, subject to impact on openness of Green Belt. However, need to assess the nature and quality of the existing buildings and the impact of any replacement building(s) would have. Development should generally be limited to footprint of existing buildings in order to retain general openness of the site. Opportunity may exist for redevelopment but capacity is constrained by Green Belt and heritage considerations. On this basis, the site is unlikely to support a large number of new units, and proposal would fall below the general size threshold (i.e. 10 or more units) for allocation. The site can reasonably be considered through the Development Management process.</p>

Time-scale	0-5 years
Sustainability Conclusion	Reuse of previously developed land. Distant from local services and poorly served by public transport.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Rural Area to Residential

Wilstone

Site Reference	O/h40
Site Address	Land north of Dixon's Gap (North), Dixon's Wharf, Wilstone
Area (ha)	1.85ha
Current Use	Vacant site / overgrown Former home to air raid shelters Concrete surface
Proposed Use	Residential
Potential site capacity	40 dwellings Density of 22 dwellings per hectare
Identified by	Nick Shute Associates (on behalf of John Monk)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	The site is within the Rural Area and in close proximity to Grand Union Canal (Flood Zone 2). The land has extensive vegetation cover and forms part of wider open countryside to the north of the village. While historically part of the site was occupied by buildings, only the foundations remain and it has effectively reverted back to nature. Development has been permitted and is being implemented on the adjoining Dixons Wharf site (4/1533/12/MFA), but this does not automatically justify any development of the land. The site is located at a distance from Wilstone and is not easily accessible to the village.
Time-scale	Not known
Sustainability Conclusion	Any new development on this site would not be very sustainable considering the distance from the village. The site is poorly located in terms of access to public transport and to

	local facilities and services.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Site Reference	O/h41
Site Address	Former Egg Packing Facility at Luke's Lane, Gubblecote, Tring
Area (ha)	1.5
Current Use	Former egg packing station
Proposed Use	Residential
Potential site capacity	c.30
Identified by	The W.R Davidge Planning Practice
<i>Preliminary Site Assessment</i>	
Type of site	2, 4 (b)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	Principle of housing and other uses within the site now established through planning permission (4/01352/11/MFA). This allows for redevelopment of the land for 26 homes and four small business units.
Time-scale	0-5 years
Sustainability Conclusion	N/a
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Employment to Residential / Mixed Use

Site Reference	O/h1
Site Address	Bourne End Mills Industrial Estate, Bourne End
Area (ha)	3.7
Current Use	Industrial Estate (Employment Land)
Proposed Use	Residential (leisure, open space, affordable housing and opportunities for small businesses)
Potential site capacity	Between 150-200 dwellings
Identified by	Metropolis Planning and Design (on behalf of Hilstone Property Investments Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	<p>New proposal submitted (previously considered in 2006 under O/h1 and O/h3). Concerns rose over its accessibility and implications on residents if Bourne End Lane were reopened. Identified as an employment area (Bourne End Mills) and Major Developed Site in the Green Belt. Approximately half the site is in Flood Zone 2. The scheme would make use of previously developed land, but the scale of development would impact on the openness of the Green Belt. Redevelopment through employment or housing offers an opportunity to enhance the overall appearance of the site and improve its relationship with existing housing and the Bourne Gutter. Significant loss of employment opportunities and small to mid-range B-class uses. These units may prove difficult to relocate. Roger Tym employment study (2010) highlights its good strategic and local access directly off the A41. Recent planning permission secured for redevelopment for employment (B-class) purposes (4/2524/08). Limited direct access to the village which supports a much reduced range of services.</p>

Time-scale	Not known
Sustainability Conclusion	Poor sustainability credentials. Within close proximity to village, but it only provides for a restricted range of services and facilities. Not well served by public transport.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

Rural Area to Social & Community Use

Site Reference	O/c1
Site Address	Amaravati Buddhist Monastery, Great Gaddesden
Area (ha)	4.68
Current Use	Monastery
Proposed Use	Continued use and modernisation of the site for Monastic purposes.
Potential site capacity	n/a
Identified by	Rolfe Judd Planning (on behalf of The English Sangha Trust)
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(b) 5, 6, 7 (d)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	The monastery is a long-established (1984) occupier of this site. Close to St Margaret's Copse wildlife site and near to listed Buildings. Agents have developed a Masterplan Brief in part conjunction with the Council, although not adopted by it. The Brief seeks to redevelop the site in phases in the same use and modernise facilities without expansion into the rural parts of the site. Existing buildings are proposed to be sympathetically replaced, and no intensification of its use is proposed. Design is important given its sensitive location within the Rural Area and the CAONB. Any development on site would need to be in accordance with the Chilterns Buildings Design Guide. Access is restricted: St Margaret's Lane is a very narrow road where only one car can pass at any one time.
Time-scale	Over a 20 year period
Sustainability Conclusion	Isolated location away from local facilities, however, the monastery is a long-standing

	use. The site is not accessible by public transport. Impact on CAONB can be minimised if design is sensitively controlled.
Next steps recommended	Progress as an allocation in the Pre-Submission Site Allocations DPD.

LEISURE & RECREATION

Green Belt to Leisure/Tourism

Site Reference	O/L2
Site Address	Land at A4251 London Road, Cow Roast
Area (ha)	1.1ha
Current Use	Open fields with limited mooring facility.
Proposed Use	Two Options: <ul style="list-style-type: none"> • Leisure / Mooring use with associated facilities (20-25 boats) • Low cost residential units (10-15) in the form of houseboats.
Potential site capacity	(see above)
Identified by	Plato Property Investments LLP
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 6, 7(a)
Affects key environmental designation(s)?	CAONB
Key land use issues raised	Sensitive greenfield and Green Belt site falling within the CAONB and lying adjacent to the Grand Union Canal. Also part of an Area of Archaeological Significance and there is a small overlap with a Scheduled Ancient Monument (Roman Settlement at the Cow Roast Inn). Within 1 km of Chilterns Beechwood SAC. While the site has been subject to top soil and may represent poor quality agricultural land, it is open and undeveloped and forms part of wider open countryside between Northchurch and Tring. The Core Strategy recognises that opportunities for residential moorings will be limited, that boating facilities are already available within and adjoining the borough, and that any additional mooring basin will be directed away from open countryside. There is therefore not considered to be a requirement for additional provision during the plan period, and this approach is supported by British Waterways (which since July 2012

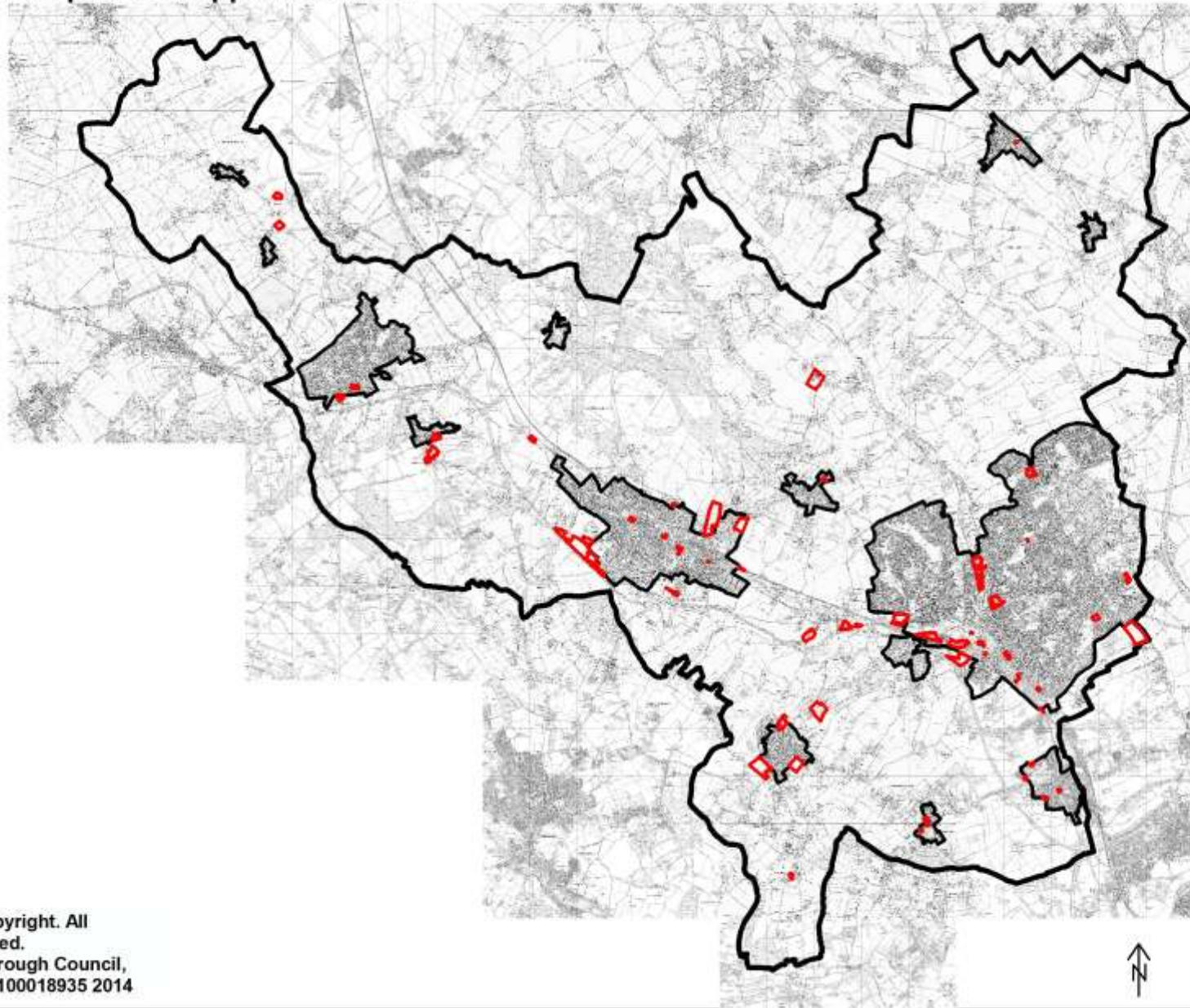
	has become the Canal and River Trust). In addition, moorings within the CAONB are more strictly controlled under (saved) DBLP Policy 84.
Time-scale	0-5 years
Sustainability Conclusion	Impact on CAONB. Isolated location with limited access to public transport and other services and facilities.
Next steps recommended	Do not progress as an allocation in the Pre-Submission Site Allocations DPD.

APPENDIX 1

Maps of Sites Considered

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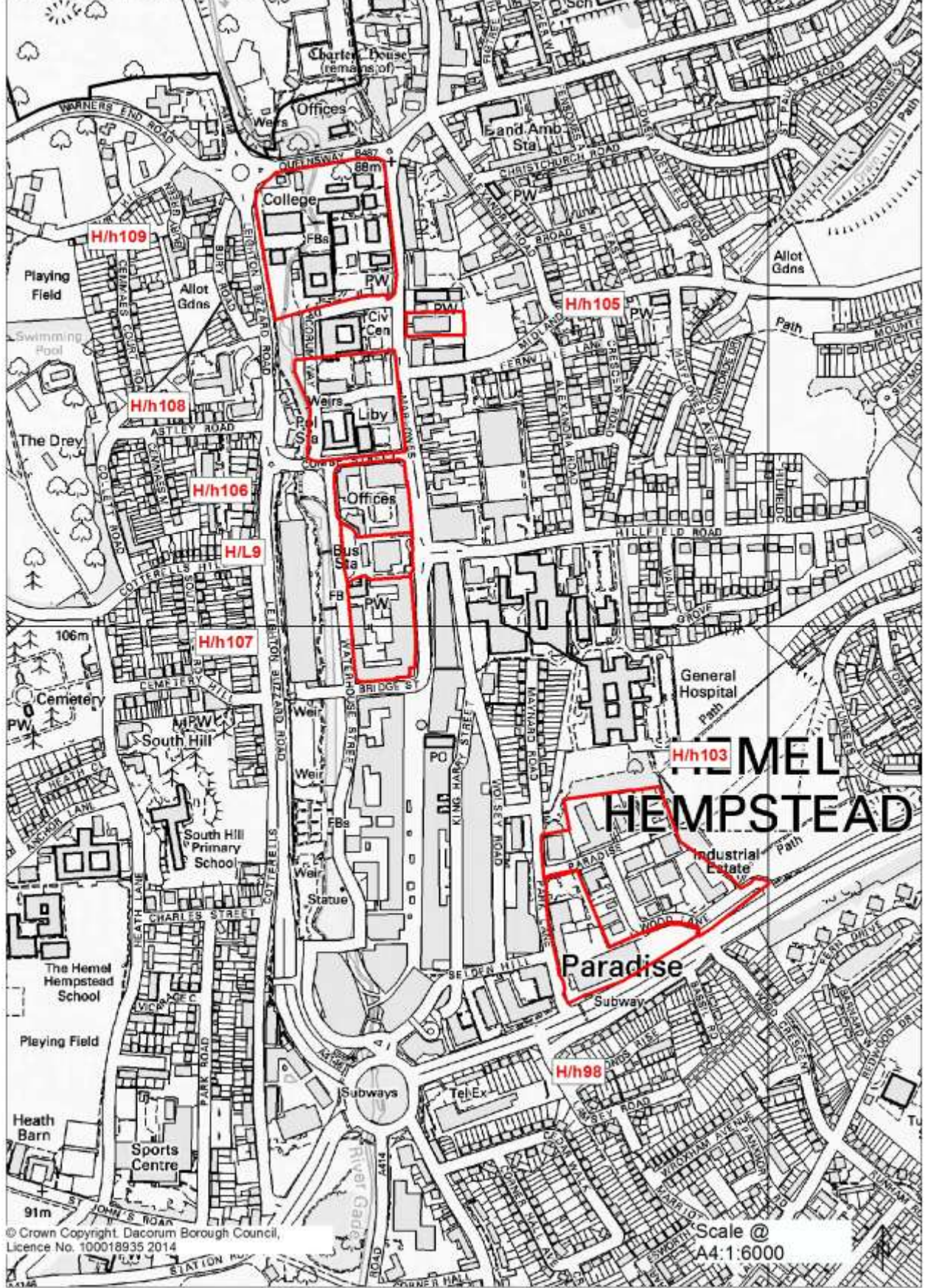
Overview Map of Site Appraisals 2014



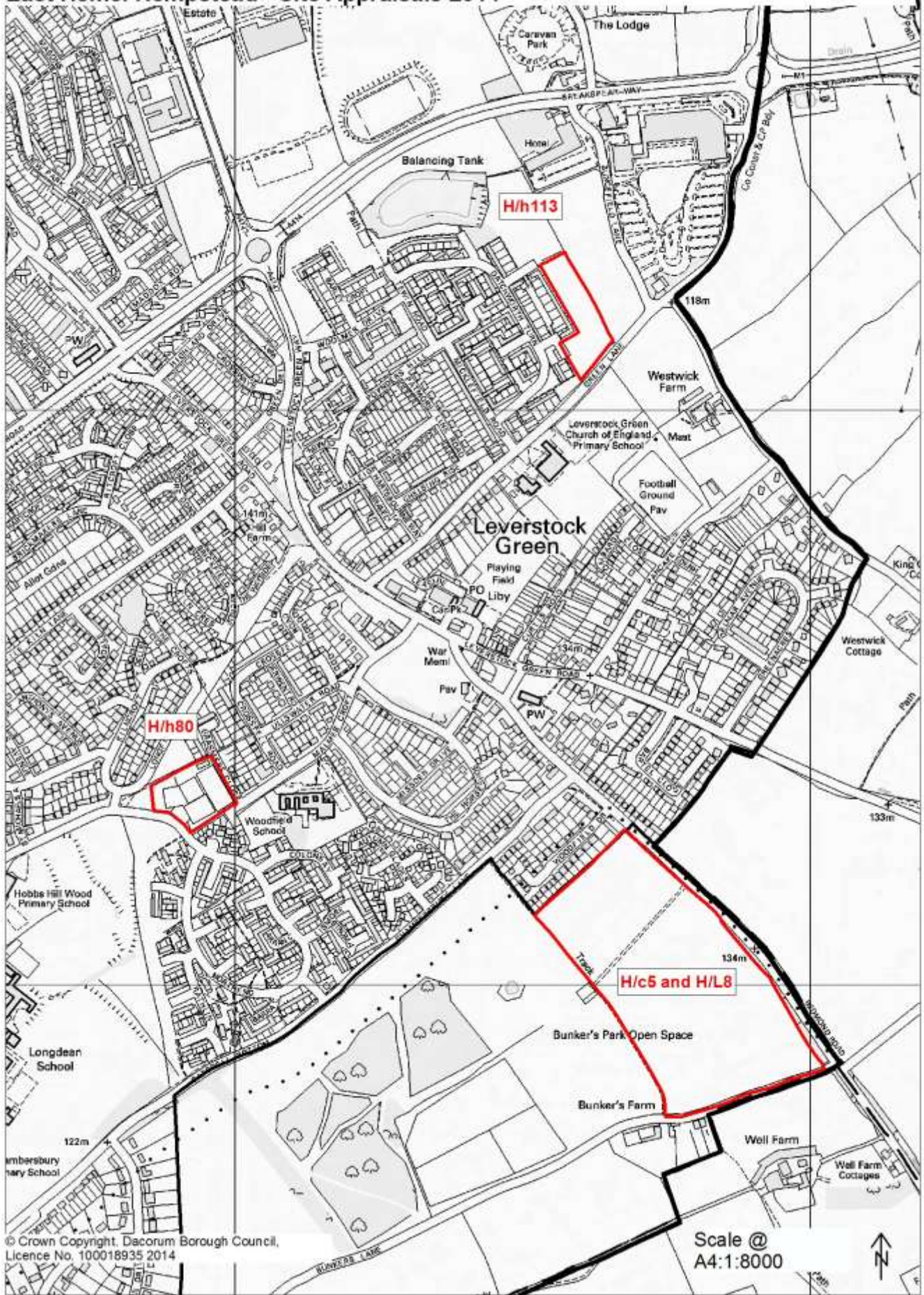
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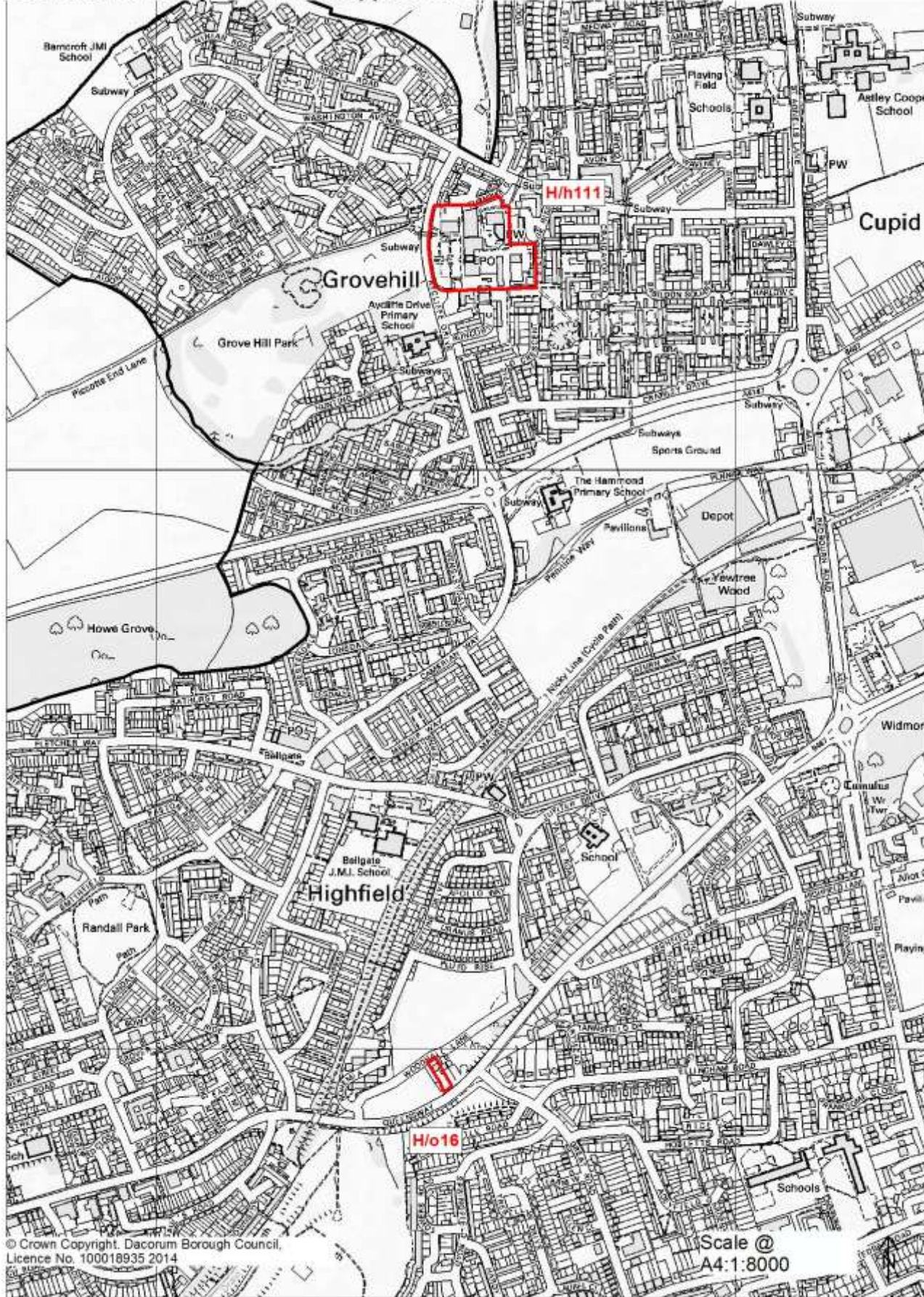
Central Hemel Hempstead - Site Appraisals 2014



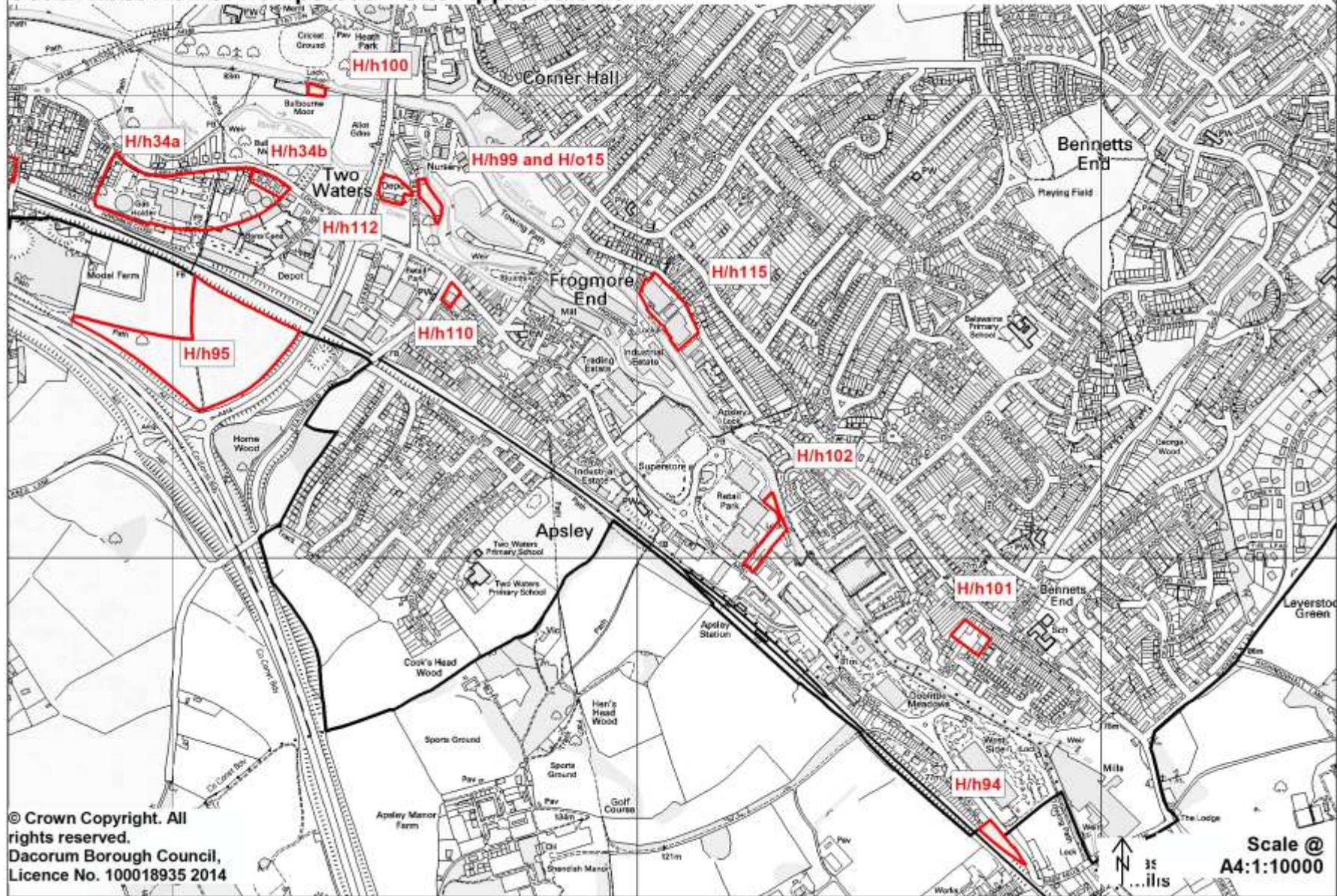
East Hemel Hempstead - Site Appraisals 2014



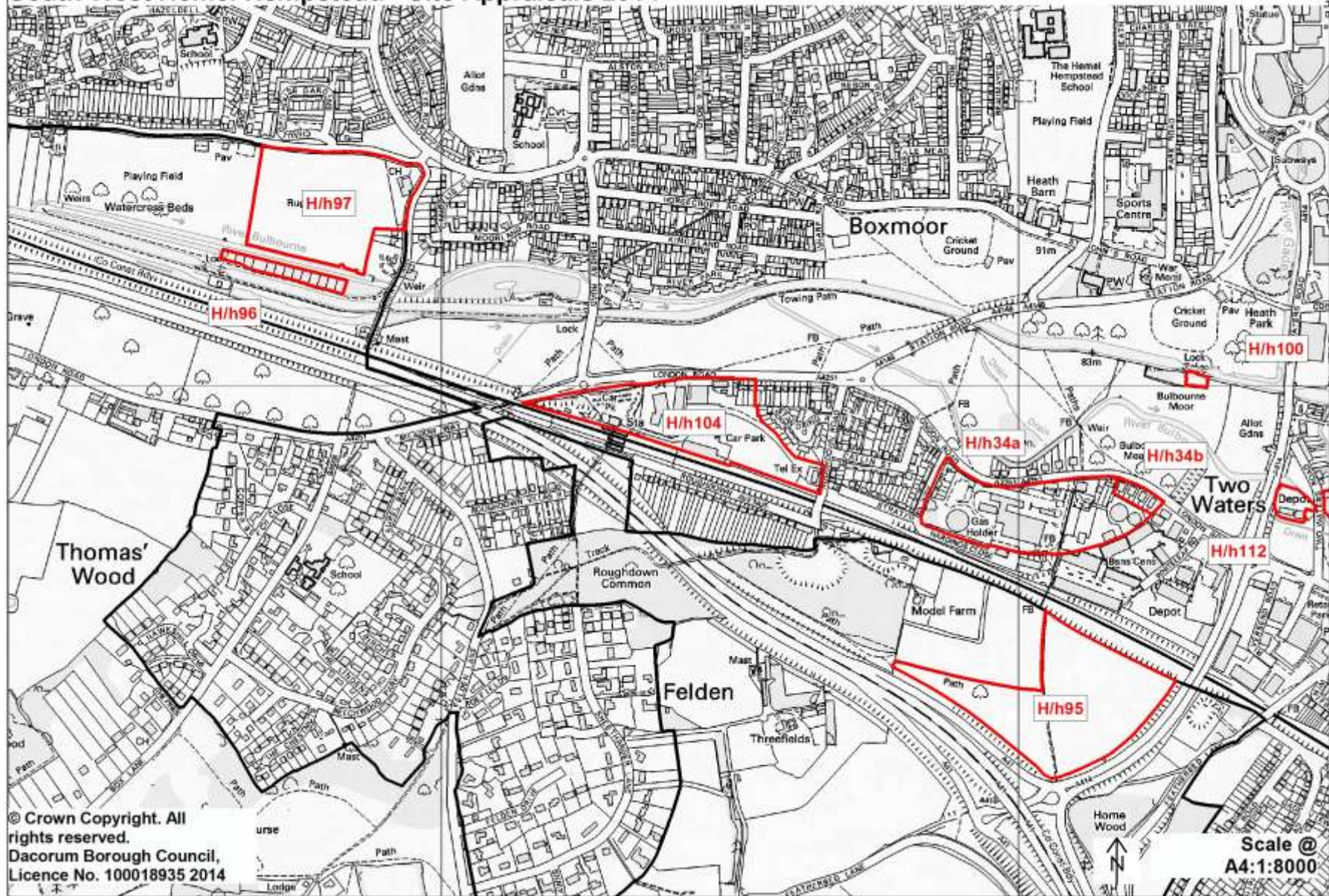
North Hemel Hempstead - Site Appraisals 2014



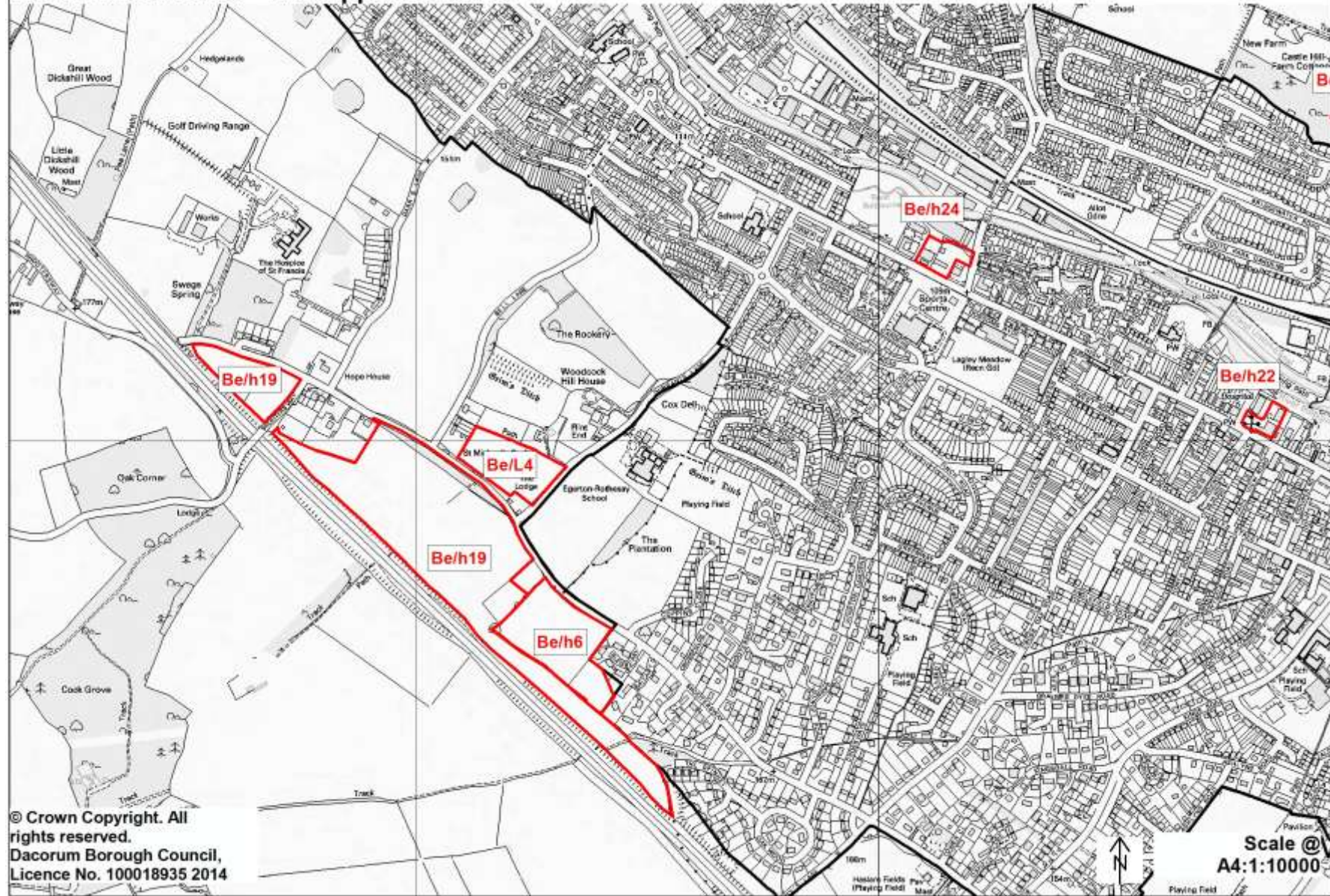
South East Hemel Hempstead - Site Appraisals 2014



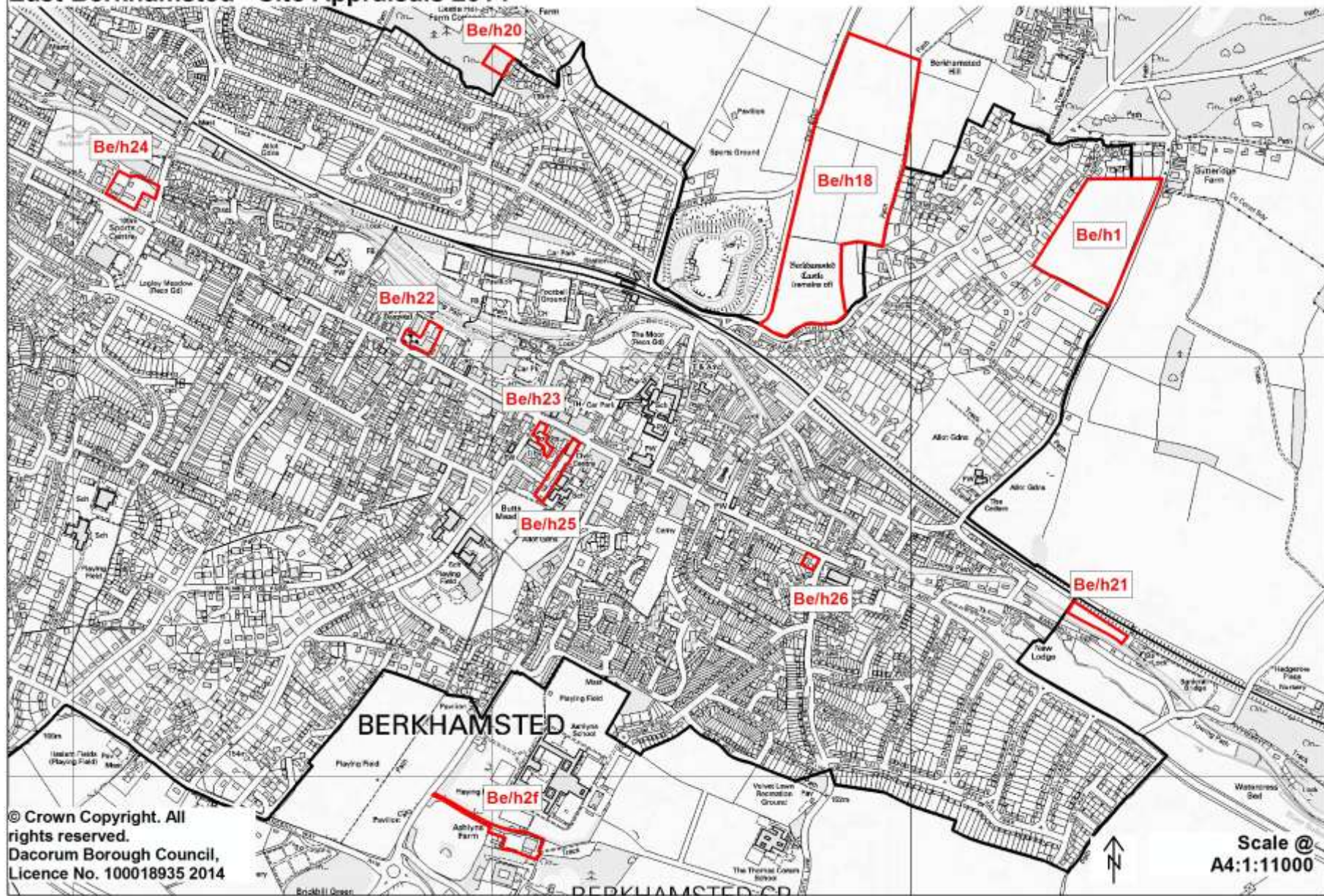
South West Hemel Hempstead - Site Appraisals 2014



West Berkhamsted - Site Appraisals 2014

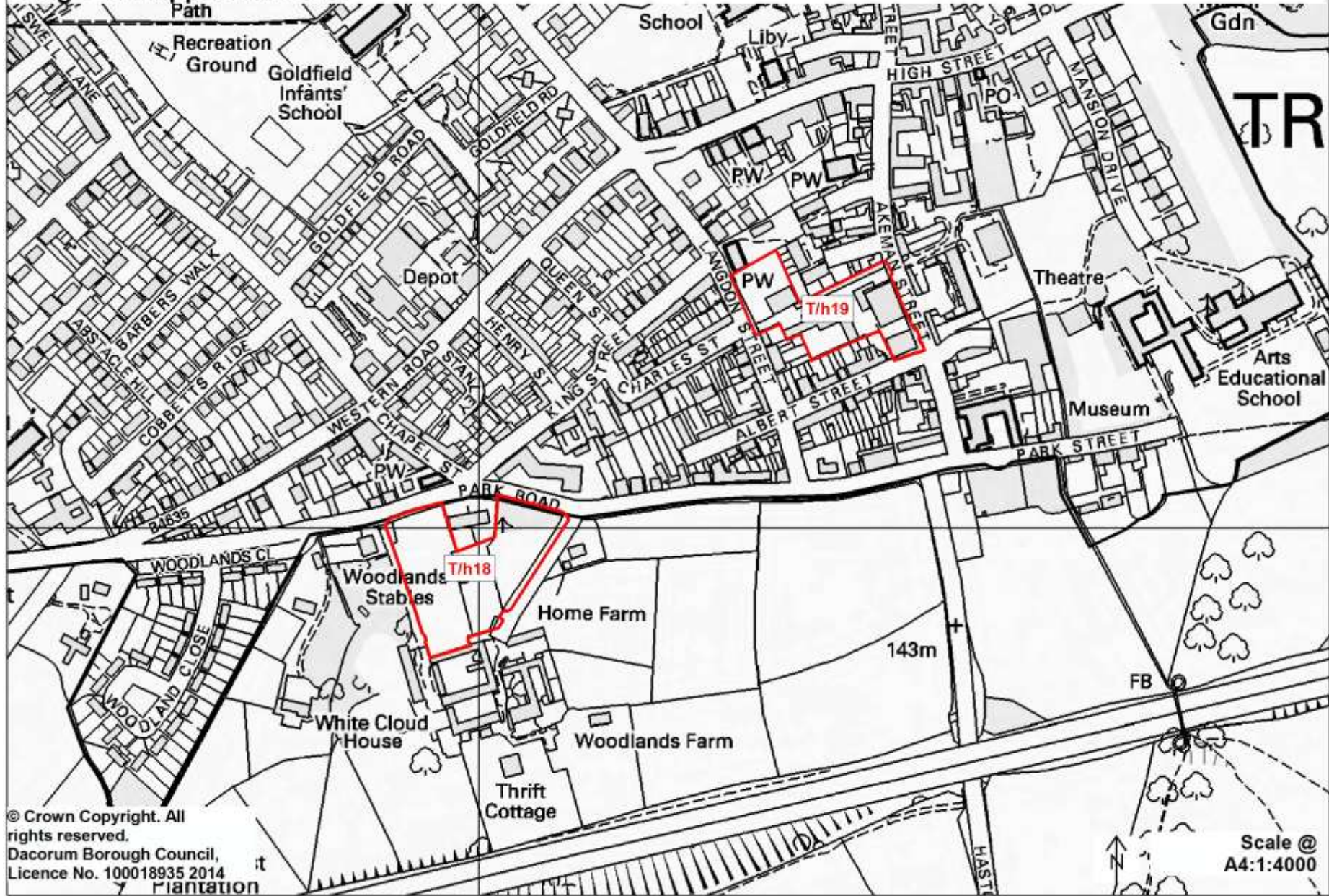


East Berkhamsted - Site Appraisals 2014



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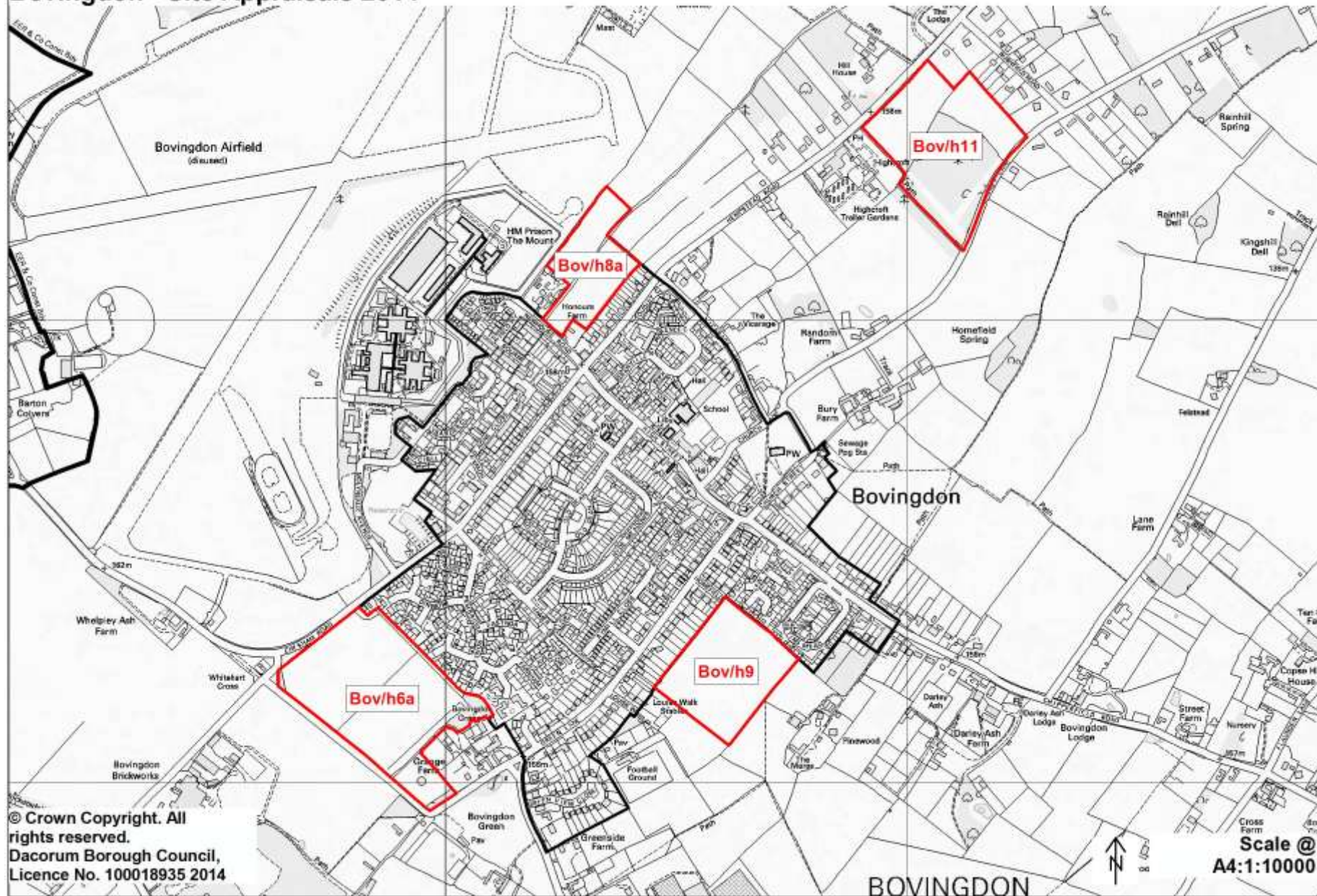
Tring - Site Appraisals 2014



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Plantation

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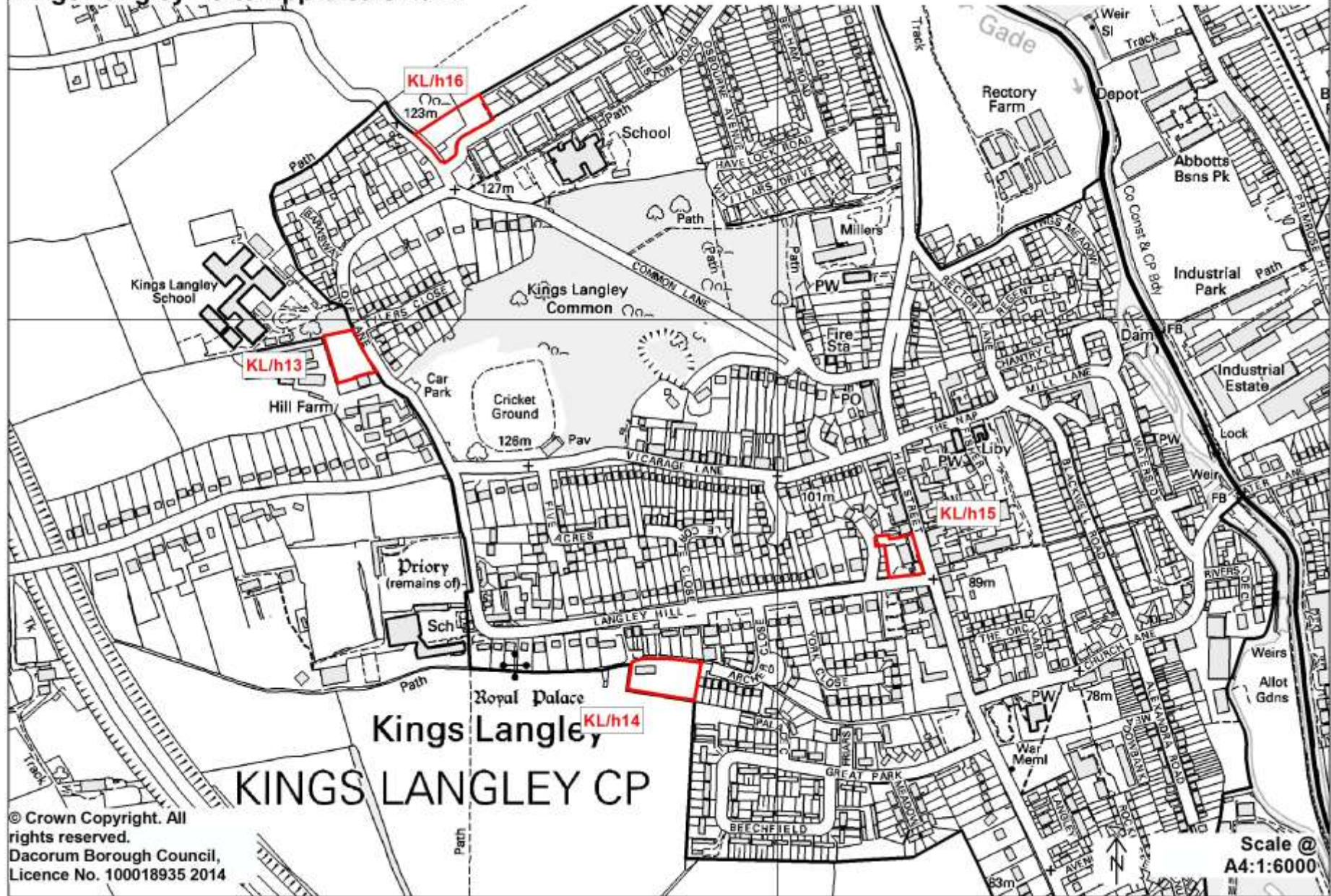
Bovingdon - Site Appraisals 2014



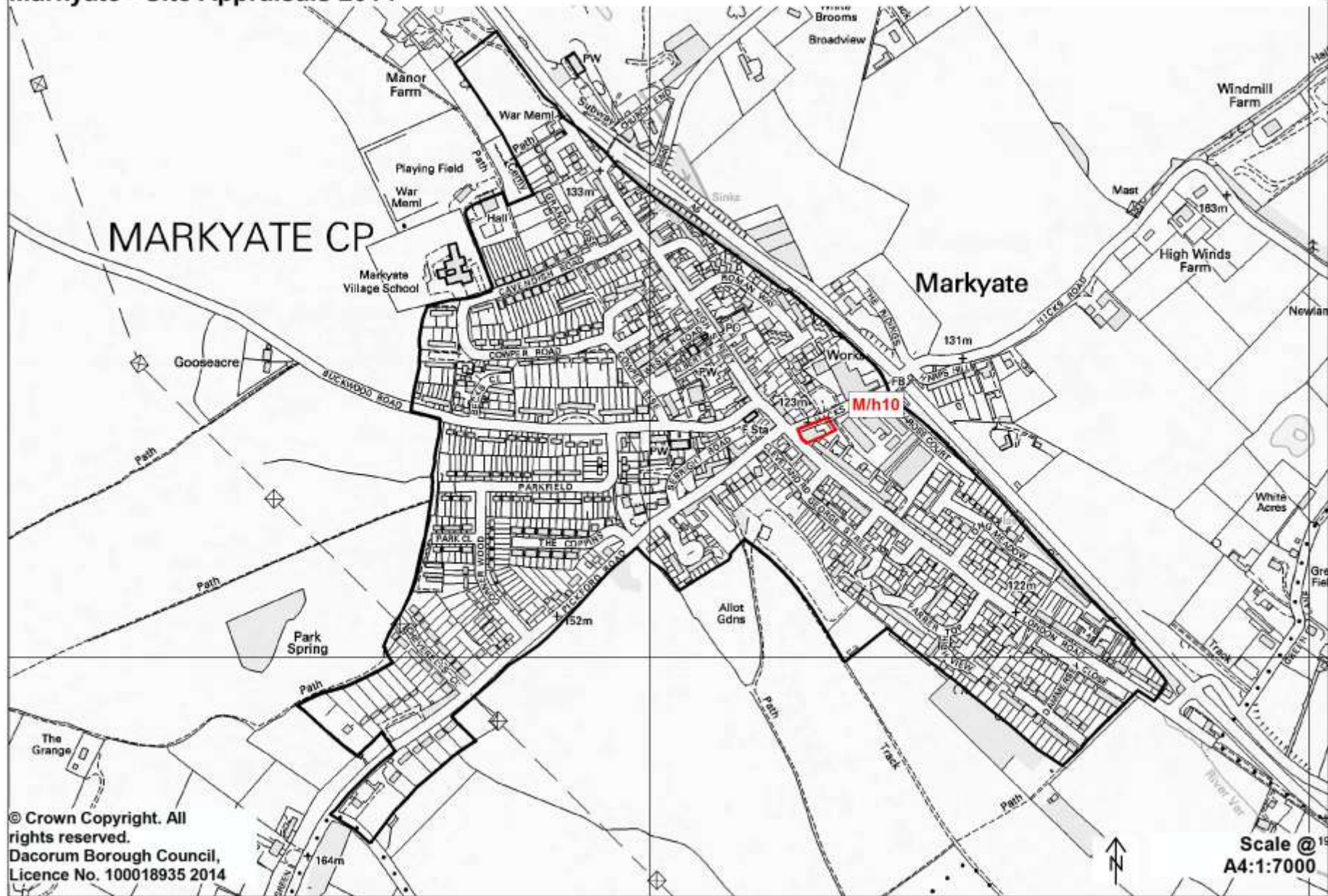
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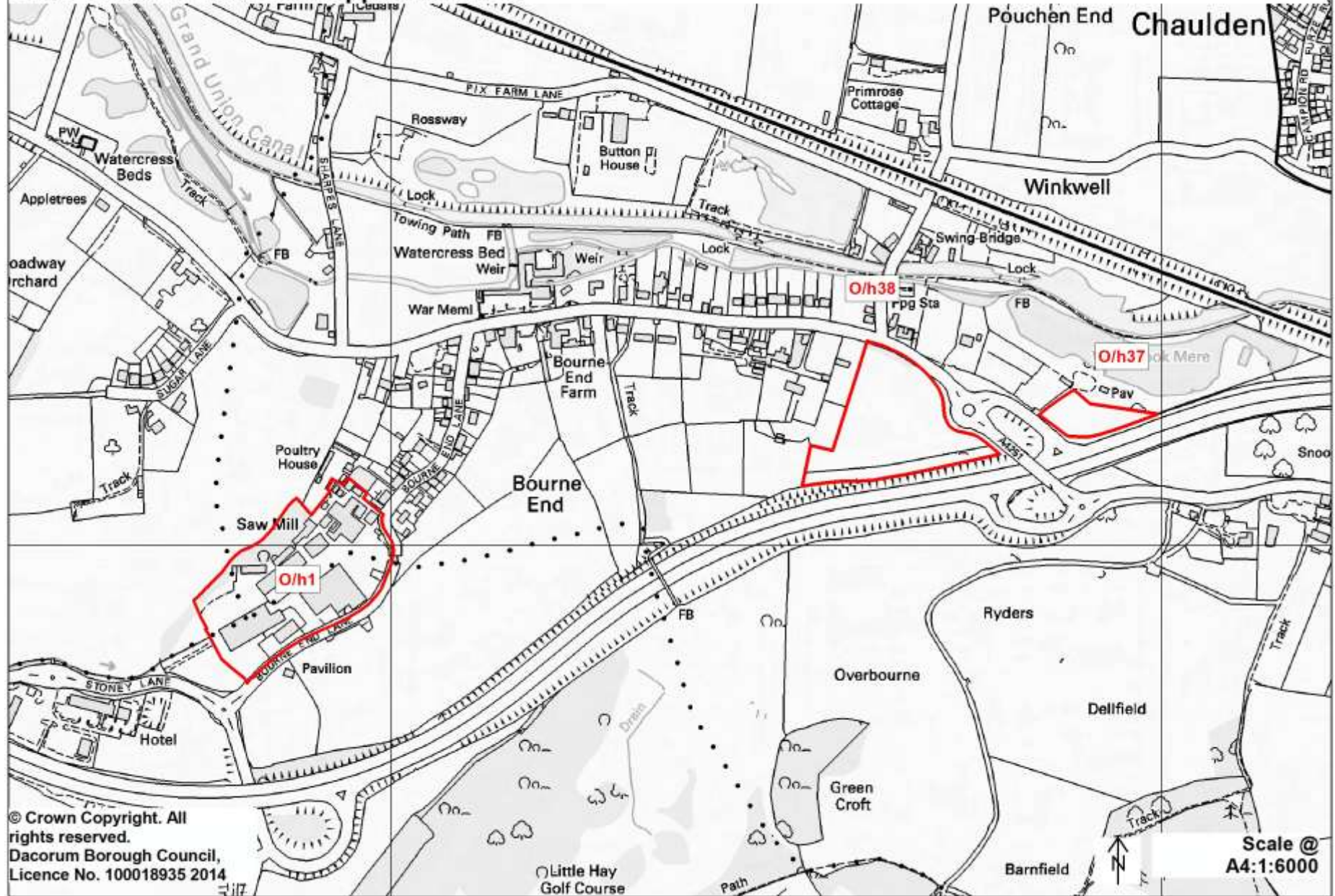
Kings Langley - Site Appraisals 2014



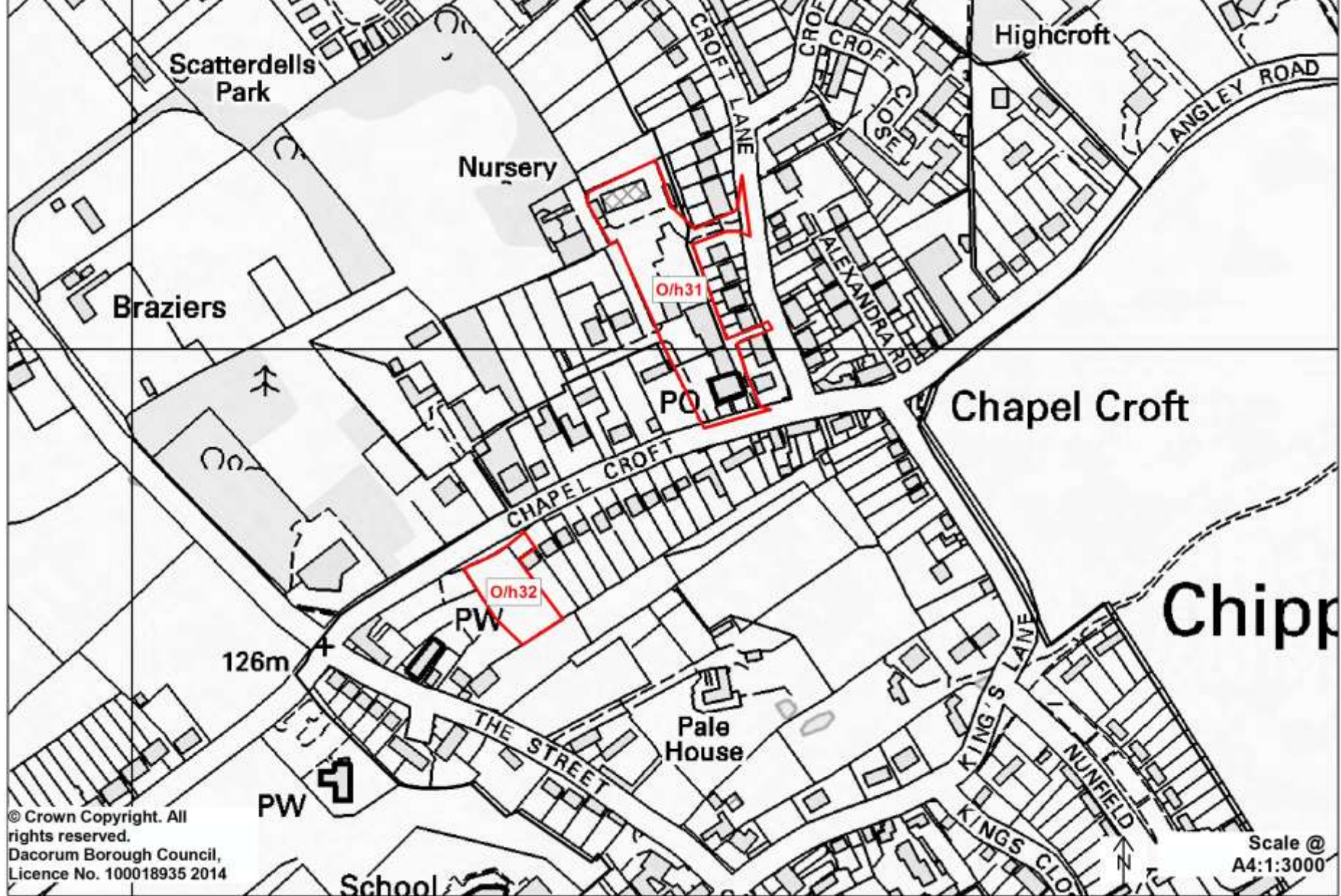
Markyate - Site Appraisals 2014



Other - Bourne End - Site Appraisals 2014



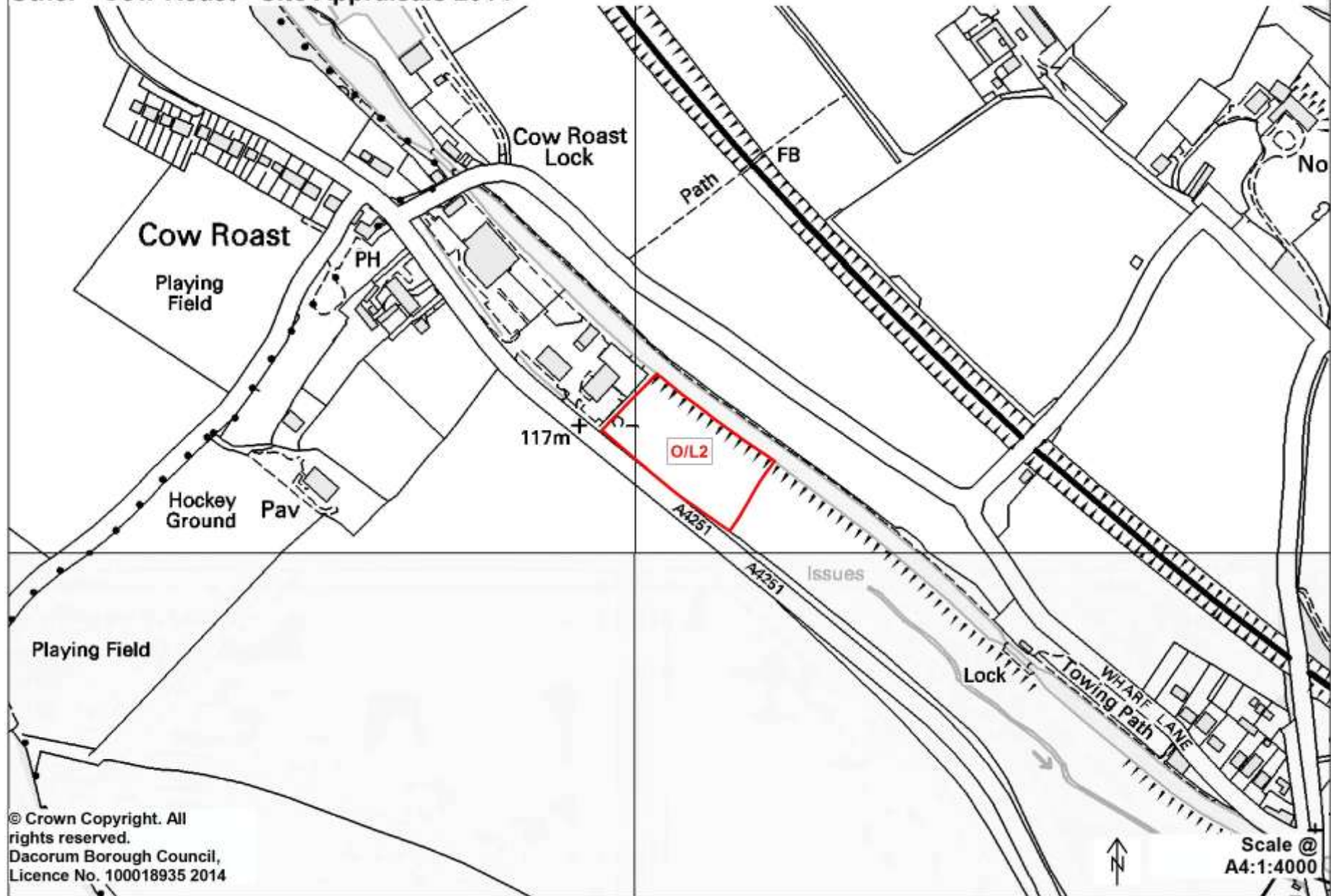
Other - Chipperfield - Site Appraisals 2014



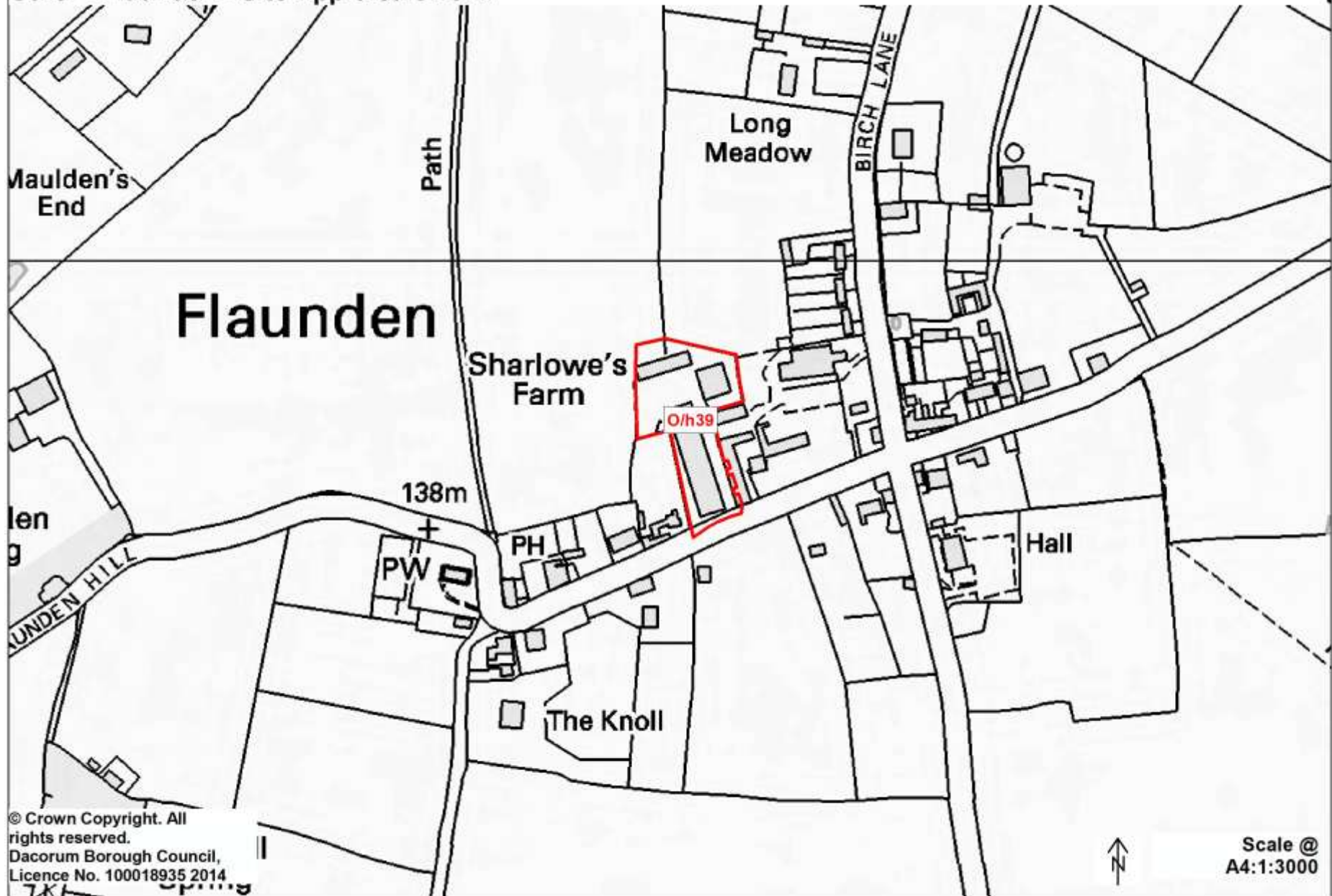
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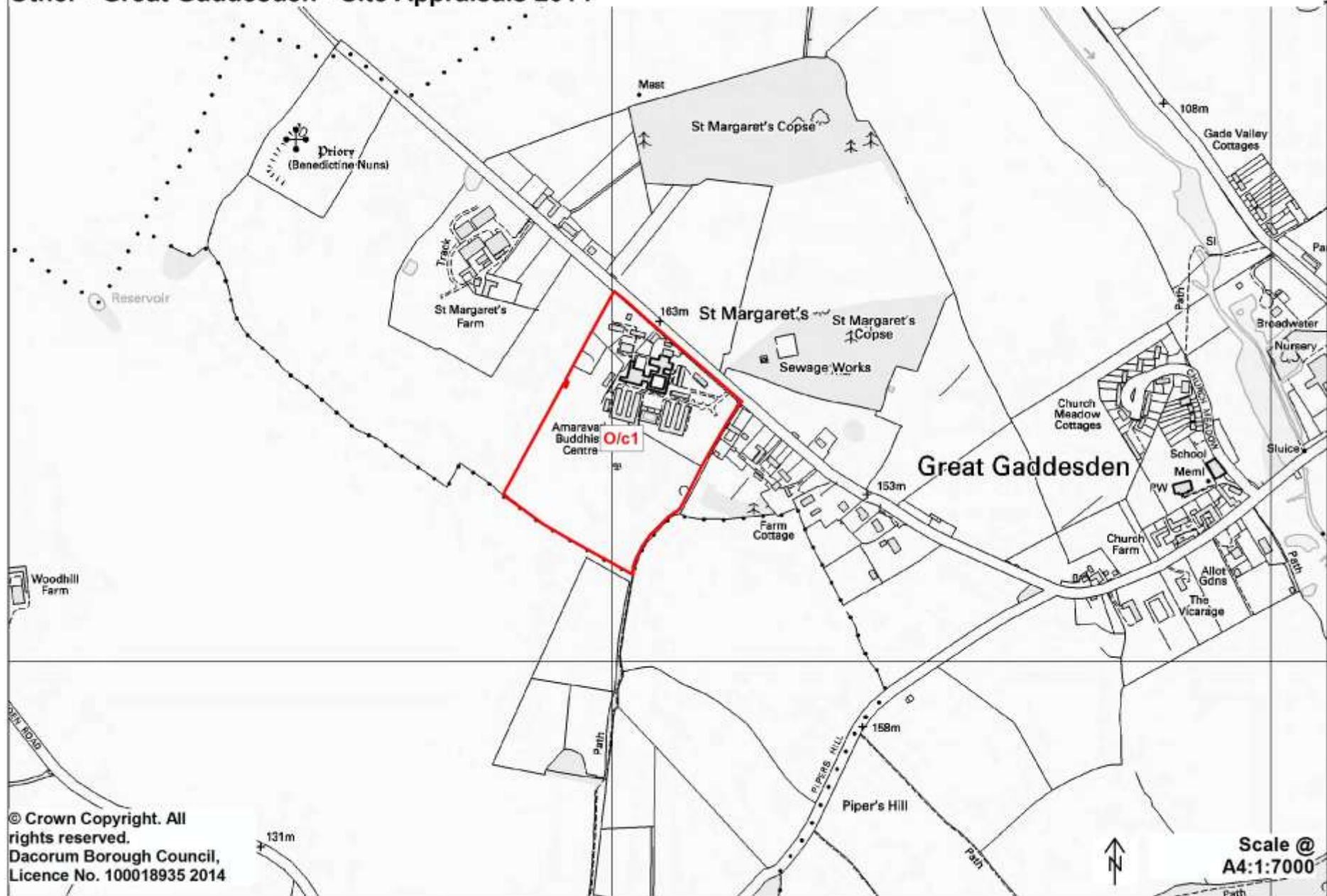
Other - Cow Roast - Site Appraisals 2014



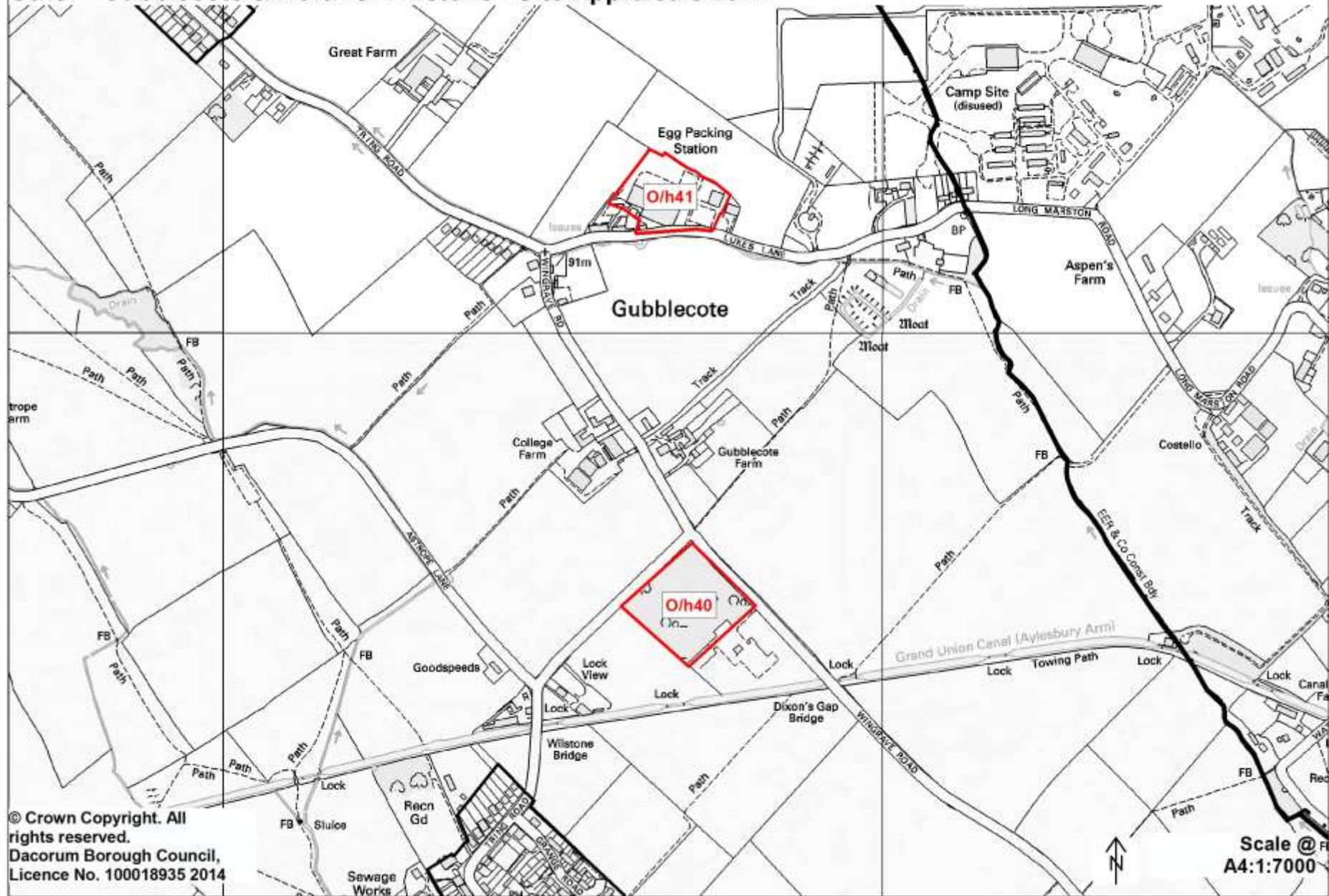
Other - Flaunden - Site Appraisals 2014



Other - Great Gaddesden - Site Appraisals 2014



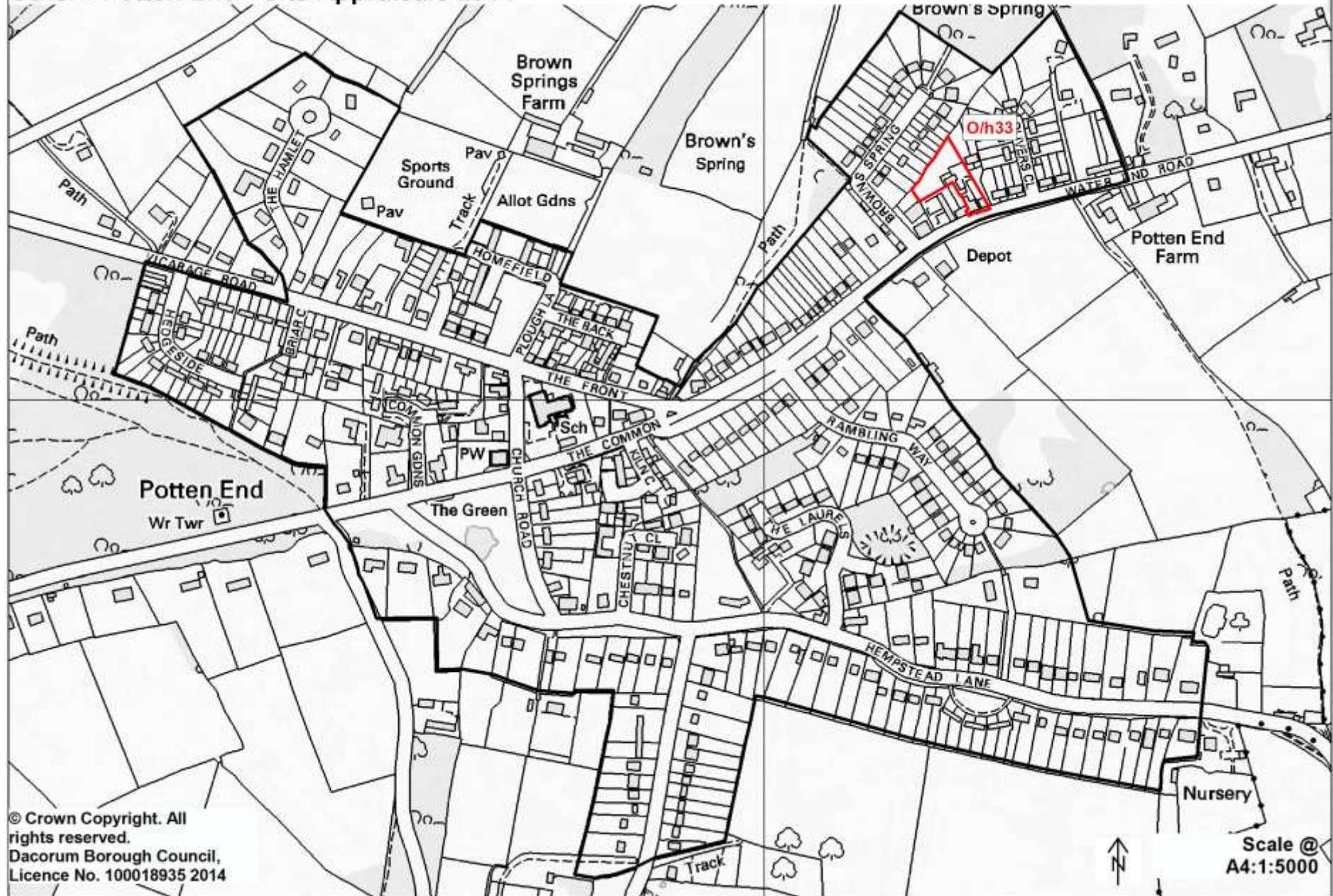
Other - Gubblecote & North of Wilstone - Site Appraisals 2014



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Other - Potten End - Site Appraisals 2014



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Other - Wigginton - Site Appraisals 2014

