



## **Dacorum Borough Council**

### Dacorum Site Allocations Development Plan Document Supplementary Schedule of Site Appraisals

### Sustainability Appraisal Working Note on Dacorum Site Allocation Options

May 2014

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# **1 Introduction**

## **1.1 Background**

The Site Allocations Development Plan Document (DPD) is the second of the documents that will make up Dacorum's new Local Plan. The first of the documents, the Core Strategy, was adopted in September 2013. The local plan is the collective name for a series of documents (known as Development Plan Documents or DPDs) that together will guide future development.

The principal role of the Site Allocations DPD is to set the Council's detailed proposals and requirements for particular sites and areas. It allocates sites for future development in the Borough; defines the boundaries of planning designations; and ensures appropriate infrastructure is identified and delivered alongside new development.

A Sustainability Appraisal (SA), which includes a Strategic Environmental Assessment (SEA), is being undertaken alongside the plan making process to provide independent assessment of the sites considered, with a view to guiding the production of the next stage of the development of the Site Allocations DPD. Sustainability Appraisal is a decision aiding tool rather than a decision making one and the contents of this report should therefore be considered in this light.

## **1.2 Supplementary Schedule of Site Appraisals (2014)**

This Supplementary Schedule of Site Appraisals supports the Pre-Submission Site Allocations 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 2006, including those emerging from the "call for sites" in early 2014.

## **1.3 Sustainability Appraisal Working Note**

This Working Note sets out the results of the assessment of the Dacorum Borough Councils' (DBC) Supplementary Schedule of Site Appraisals (May 2014). The Working Note does not constitute the formal SA Report for the Site Allocations DPD. That report will be produced alongside the publication of the DPD and will be informed by this Working Note.

This note follows on from the Working Notes previously published in November 2006 and October 2008 alongside the Site Allocations DPD Issues and Options Report and supplementary report respectively. The original 2006 note provided an assessment of the general issues and options associated with the DPD as well as assessing the sites that were being considered, whilst the 2008 note just considered additional sites. This 2014 note considers further additional sites that have been identified since consultation on the DPD in 2008.

# **2 Assessment Approach**

In order to maintain consistency with previous rounds of assessment, the approach taken to undertaking this assessment is the same as the methodology that was used in the 2006 and 2008 assessments.

The Site Allocation Assessment Methodology was appraised in the Working Note (November 2006). As this methodology has not changed for this round of assessment an appraisal of the methodology has not been repeated. The key

environmental designations identified by DBC for the purposes of the assessment remain as:

- 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 (AW)
- Historic Park and Garden
- Scheduled Ancient Monument (SAM)
- Floodplain (only in relation to greenfield sites)

Each of the sites included in the Schedule of Site Appraisals have been assessed for any potential conflicts with the key designations listed above. The 2006 appraisal supported the Council's selection of these 'key' environmental designations. Proposed sites that are found to be in conflict with these designations would be 'sieved out' at this stage and would not proceed to the next stage unless appropriate mitigation measures can be identified.

Sites were allocated into one of three categories; those that:

- avoid key environmental designations;
- lie within key environmental designations; and
- are adjacent/within close proximity of key environmental designations.

The spatial relationship of each site against other environmental constraint criteria has also been considered. These criteria include: Conservation Areas, Areas of Archaeological Significance, Air Quality Management Areas, Listed Buildings, Green Belt, Wildlife Sites and Local Parks and Gardens.

For each of the sites included in the Schedule of Site Appraisals, the SA assessment considered DBC's sustainability conclusions for the site and the Council's proposal as to whether or not the site should be taken forward to be included in the Pre-Submission DPD. This assessment was undertaken with a view of making recommendations for either not progressing certain sites to the next stage unless measures are taken to avoid adverse effects on key environmental criteria, or for the inclusion of sites which are not proposed for inclusion in the Schedule of Site Appraisals.

The information obtained from the SA process was cross-checked with the information provided in the *Schedule of Site Appraisals*. Comments were made relating to three factors:

- whether the assessment agreed with the Sustainability Conclusion provided by the Council;
- reasons why the assessment does not agree with DBC's appraisal of the site, or elements that should be considered at the next stage; and
- an indication of whether the assessment recommends that the site should be taken forward to the next stage.

### **3 Assessment of Site Appraisal Sustainability Conclusions**

This assessment found broad agreement with the Sustainability Conclusions put forward by DBC. The sustainability appraisal identified a number of conflicts relating to key environmental designations, and whilst the majority of these had been identified in the Schedule of Site Appraisals, some others had not. In these latter cases amendments were subsequently made to the Schedule of Site Appraisals to align the schedule with the information from the SA.

The full assessment of the sites is provided in Appendix A.

Of the 67 sites included in the Schedule, 26 are proposed for inclusion in the Site Allocations DPD, with the remaining 41 not proposed for inclusion (NB: of these four sites already have planning permission for development and are not to be included in the DPD for that reason).

In the cases where sites that have been recommended by DBC to be taken forward to the next stage, but this assessment has identified conflicts with key designations, recommendations have been made for progressing with the development.

These sites and recommendations are outlined in Table 1.

**Table 1: Sites proposed by DBC to progress to the Site Allocations DPD**

Site Reference	Site Name	Comments	Agree with decision?
<b>Hemel Hempstead</b>			
H/h34a	National Grid site, London Road	Site is close to " <i>Harrison's Moor, Boxmoor Common</i> " wildlife site.	Yes. No major constraints identified.
H/h34b	339-353 London Road	Site is close to " <i>Harrison's Moor, Boxmoor Common</i> " wildlife site.	Yes. No major constraints identified.
H/h101	Land r/o 186-202 Belswains Lane	Partly in FZ2 and 3a	Yes. However development should avoid area within flood zone or impacting on the flood zones.
H/h102	Apsley Paper Trail land, London Road	Partly in FZ2, 3a and 3b.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
H/h103	Paradise / Wood Lane	No designations affected	Yes. No major constraints identified.
H/h104	Hemel Hempstead Station Gateway, London Road	Part of site in ' <i>Roman villa &amp; cemetery, Boxmoor; Roman building adj to station</i> ' Area of Archaeological Significance	Yes. No major constraints identified.
H/h105	39-41 Marlowes	Close to Listed Buildings. Adjacent to FZ2.	Yes. No major constraints identified.
H/h108	Civic Zone c/o Marlowes/Combe Street (North)/Leighton Buzzard Road	Partly in FZ2, 3a and 3b. Close to Listed Buildings.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
H/h109	West Herts College, Marlowes	Partly in FZ2, 3a and 3b. Adjacent to Conservation Area. Close to Listed Buildings.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
H/h110	233 London Road	No designations affected	Yes. No major constraints identified.
H/h80	Leverstock Green Lawn Tennis Club, Grasmere Close	No designations affected	Yes. No major constraints identified.

Site Reference	Site Name	Comments	Agree with decision?
H/h112	Former Hewden Hire site, Two Waters Road	Partly in FZ2, 3a and 3b. Adjacent to Boxmoor Common Wildlife Site.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
H/h113	Land to the r/o St Margaret's Way / Datchworth Turn	No designations affected	Yes. No major constraints identified.
H/h115	Ebberns Road	Adjacent to the ' <i>Grand Union Canal, Two Waters to Nash Mills Lane</i> ' Wildlife Site	Yes. No major constraints identified.
H/c5 and H/L8	Bunkers Park, Bunkers Lane / Bedmond Road	In Green Belt.	Yes. No major constraints identified.
H/L9	Market Square and Bus Station, Marlowes / Waterhouse Street	Adjacent to FZ2 and 3a. Close to Water Gardens P&G.	Yes. No major constraints identified.
<b>Berkhamsted</b>			
Be/H23	Former Police Station, High Street/Kings Road	Close to Listed Buildings. In " <i>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</i> " Area of Archaeological Significance.	Yes. No major constraints identified.
Be/H24	Land at Gossoms End	Part of site is in FZ2, FZ3a & 3b. In " <i>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</i> " Area of Archaeological Significance.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
Be/h25	Berkhamsted Civic Centre and land to r/o High Street	In Conservation Area. Adjacent to Listed Building. In " <i>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</i> " Area of Archaeological Significance.	Yes. No major constraints identified.
Be/h26	High Street/Swing Gate Lane	In Conservation Area. Close to Listed Buildings. In " <i>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</i> " Area of Archaeological Significance.	Yes. No major constraints identified.
Be/L4	Land c/o Durrants Lane and Shootersway	Within the ' <i>Woodcock Hill, Berkhamsted</i> ' Historic Park & Garden. In the Green Belt.	Yes. Proposed use for formal and informal playing fields should not compromise this designation.

<b>Tring</b>			
T/h19	Depot land, Langdon Street	In Conservation Area. Close to AONB. Within 1km of SAC. Part of site in " <i>Medieval village of Tring</i> " Area of Archaeological Significance.	Yes. No major constraints identified.
<b>Kings Langley</b>			
KL/h16	Land adjacent to Coniston Road	-	Yes. No major constraints identified.
<b>Markyate</b>			
M/h10	c/o Hicks Road and High Street	Part of site in FZ2 & FZ3a. Majority of site in Conservation Area. Site adjacent to Listed Buildings. Close to AONB.	Yes. However development should avoid area within flood zone or impacting on the flood zones.
<b>Other settlements</b>			
O/h31	Garden Scene Nursery, Chapel Croft, Chipperfield	In Green Belt. Part of site in Conservation Area.	Yes. No major constraints identified.
O/c1	Amaravati Buddhist Monastery, Great Gaddesden	In AONB. Close to " <i>St Margaret's Copse</i> " wildlife site. Close to Listed Buildings.	Yes. However proposed replacement of buildings should not impact on the AONB.

In addition to the sites identified in Table 1, the Schedule of Site Appraisals recommends that several sites should not to be progressed to the next stage. These sites are listed in Table 2.

This assessment agrees with these recommendations where they pertain to the key environmental designations, however, this assessment has not considered in detail if there are any additional reasons why these sites should not proceed.

**Table 2: Sites that DBC propose should not progress into the Site Allocations DPD**

<b>Site Reference</b>	<b>Site Name</b>	<b>SA Comments</b>	<b>Agree with Decision?</b>
<b>Hemel Hempstead</b>			
H/h94	Land at Ridgeway Close	In Green Belt (on edge). Trees covered by TPOs on the site.	Yes
H/h95	Land adj A41	In Green Belt (on edge). Close to " <i>Roughdown Common</i> " SSSI and wildlife site.	Yes
H/h96	Land adj. Old Fishery Lane (Gadespring Cressbeds)	FZ3a & 3b. In Green Belt.	Yes
H/h97	Camelot Clubhouse and car park, Old Fishery Lane	In Green Belt (on edge). Site is in " <i>Harrison's Moor, Boxmoor Common</i> " wildlife site.	Yes
H/h98	Royal Mail Site, Hemel Mail Centre and D.O, Park Lane	Site already has planning permission granted. No designations affected.	Yes
H/h99	22 & 22a Two Waters Road (housing proposal)	FZ2, 3a & 3b. Site partly in the " <i>Two Waters Apsley, Durrant Hill Cress Beds</i> " wildlife site.	Yes

H/o15	22 & 22a Two Waters Road (removal of Open Land designation)	FZ2, 3a & 3b. Site partly in the "Two Waters Apsley, Durrant Hill Cress Beds" wildlife site.	Yes
H/h100	Lock Cottage, off Station Road (west of Two Waters Road)	FZ2. Site is in "Harrison's Moor, Boxmoor Common" wildlife site.	Yes
H/o16	Woodhall, Woodhall Lane (removal of Open Land designation)	No designations affected.	Yes
H/h106	Market Square (North) c/o Marlowes/Combe Street/Waterhouse Street	Adjacent to FZ2 and 3a. Close to "Water Gardens" Historic Park & Garden and to Listed Buildings.	Yes
H/h107	Market Square (South) c/o Marlowes/Bridge Street (South)/Waterhouse Street	Partly in FZ2 and 3a. Close to "Water Gardens" Historic Park & Garden.	Yes
H/h111	Henry Wells Square, Grovehill	No designations affected.	Yes
<b>Berkhamsted</b>			
Be/h1	Land at Ivy House Lane	Adj. to AONB. In Green Belt. Close to "Berkhamsted Common" wildlife site.	Yes
Be/h2f	Land south of Ashlyn's School	In Green Belt. Close to Listed Buildings.	Yes
Be/h6	Land adj. to Blegberry Gardens	In Green Belt. Adjacent to "Meadow S.W. of Shootersway Road" wildlife site. In "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance.	Yes
Be/h18	Fields adj. to New Road	In AONB. In Green Belt (on edge for part). Adjacent to Conservation Area. Across road from "Berkhamsted Castle" SAM and wildlife site. Adjacent to "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Yes
Be/h19	Land to the West of Berkhamsted (i)	In AONB. In Green Belt. Adjacent to "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance.	Yes
Be/h19	Land to the West of Berkhamsted (ii)	Very close to AONB. In Green Belt (on edge for part). Site contains part of the "Meadow S.W. of Shootersway Road" wildlife site. Partly in "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance.	Yes
Be/h20	Land at Castle Gateway, Castle Hill, Berkhamsted	In Green Belt. Close to AONB and Listed Buildings. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Yes
Be/h21	Rose Cottage, Bank Mill Lane	Very close to AONB. Adjacent to FZ2.	Yes



Be/h22	Berkhamsted D.O, Office & Storage, 300 High Street	Planning permission already granted for retail development. Adjacent to FZ2 & 3a. In Conservation Area. Adjacent to Listed Building. In " <i>Berkhamsted, medieval castle &amp; town, prehistoric &amp; Roman occupation</i> " Area of Archaeological Significance.	Yes
<b>Tring</b>			
T/h18	Land south of Park Road	In AONB. Within 500m of " <i>Chiltern Beechwoods</i> " SAC. In the Green Belt. Part of site in Conservation Area. Close to a Listed Building.	Yes
<b>Bovingdon</b>			
Bov/h6a	Land at Grange Farm	In Green Belt. Close to Listed Building.	Yes
Bov/h8a	Duckhall Farm	In Green Belt. Close to Listed Buildings.	Yes
Bov/h9	Land south east of Homefield	In Green Belt.	Yes
Bov/h11	Land off Hempstead Road/Stoney Lane	In Green Belt. Loss of woodland.	Yes
<b>Kings Langley</b>			
KL/h13	Land fronting Love Lane	In Green Belt. Close to Conservation Area and " <i>Kings Langley Common</i> " wildlife site.	Yes
KL/h14	West Meon, 46 Langley Hill	In Green Belt.	Yes
KL/h15	Kings Langley Delivery Office, 32 High Street	Site already has planning permission for residential care home. In Conservation Area. Within the " <i>Medieval settlement of King's Langley</i> " Area of Archaeological Significance.	Yes
<b>Other settlements</b>			
O/h32	Land adj. Dunston, Chapel Croft, Chipperfield	In Green Belt. In Conservation Area. Close to Listed Buildings.	Yes
O/h33	Water End Lane, Potten End	Close to AONB. In Green Belt.	Yes
O/h34	West of jnt with The Bit and Chesham Road, Wigginton (i)	In AONB. In Green Belt. Right of Way crosses site. Close to Listed Buildings. Small part within " <i>Medieval village of Wigginton</i> " Area of Archaeological Significance.	Yes
O/h35	West of jnt with The Bit and Chesham Road, Wigginton (ii)	In AONB. In Green Belt.	Yes
O/h36	West of jnt with The Bit and Chesham Road, Wigginton (iii)	In AONB. In Green Belt.	Yes
O/h37	Land adj. A41, Bourne End (Amen Corner)	Site forms part of the " <i>Harrison's Moor, Boxmoor Common</i> " wildlife site. In the Green Belt. Adjacent to FZ2.	Yes
O/h38	Land south of Bourne End/adj. A41 (Bourne End Field)	In Green Belt. Close to Listed Buildings.	Yes

O/h39	Sharlowes Farm, Flaunden Hill, Flaunden	In Green Belt. In Conservation Area. Directly adjacent to Listed Buildings associated with Sharlowes Farm.	Yes
O/h40	Land north of Dixons Gap, Dixon's Wharf, Wilstone	Adjacent to FZ2. Site has extensive vegetation cover.	Yes
O/h41	Former Egg Packing Facility at Luke's Lane, Gubblecote	Site already has planning permission for housing and business units Approx. half the site in FZ2, FZ3a & 3b	Yes
O/h1	Bourne End Mills Industrial Estate, Bourne End	Approx. half the site in FZ2. In Green Belt.	Yes
O/L2	Land at A4251 London Road, Cow Roast	In AONB. Within 1 km of SAC. Small overlap with SAM ( <i>Roman Settlement at the Cow Roast Inn</i> ). Within " <i>Late Iron Age &amp; Roman settlement at Cow Roast</i> " Area of Archaeological Significance. In Green Belt.	Yes

## 4 Next Steps

The next stage of the Sustainability Appraisal will be to undertake an appraisal of the policies and sites proposed in the Pre-Submission Site Allocations DPD. This will assess the sites against the sustainability objectives contained in the SA Framework, utilising site specific appraisal questions that have been developed to enable the sites to be considered in more geographical detail than the overarching policies.

The results of this appraisal will be presented in the Site Allocations DPD SA Report which will be produced to accompany the Site Allocations Pre-Submission document. This next stage of the sustainability appraisal will also need to concentrate on the potential secondary, cumulative and synergistic effects that the sites may have on sustainability, and will also be required to propose monitoring measures that could be implemented to track the significant sustainability effects that may result from the implementation of the DPD.

## Appendix A: Initial Assessment of Site Appraisals

Appendix A contains the full initial assessment by C4S of the site appraisals which were undertaken by Dacorum Borough Council.

### Key to Table A / 1:

✓	Proposed site avoids key environmental designations
?	Proposed site is within close proximity or adjacent to key environmental designations
×	Proposed site conflicts with key environmental designations
Y	Yes
Y*	Yes. However key constraints have been identified and will need to be taken into account.
N	No

'Overall Score' is a summary of whether the proposed site conflicts with any of the key environmental designations (see key above)

**Table A / 1: Assessment of Site Appraisals**

List of sites considered			Key Environmental Designations								overall score*	Agree with Sustainability Conclusion?	Comments - Things to consider	Take forward to Pre-Submission DPD?
site code	Site address	size (ha)	Ancient woodland	AONB	Floodzone 2	Floodzone 3	Historic Parks & Gardens	Scheduled Ancient Monuments	SSSI or Nature Reserve	Special Area of Conservation				
<b>Hemel Hempstead</b>														
H/h94	Land at Ridgeway Close	0.25ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt (on edge). Trees covered by TPOs on the site.	N
H/h95	Land adj A41	5.6ha	✓	✓	✓	✓	✓	✓	?	✓	✓	Y	In Green Belt (on edge). Close to "Roughdown Common" SSSI and wildlife site.	N
H/h96	Land adj. Old Fishery Lane (Gadespring Cressbeds)	0.47ha	✓	✓	✗	✗	✓	✓	✓	✓	✗	Y	FZ3a & 3b. In Green Belt.	N
H/h97	Camelot Clubhouse and car park, Old Fishery Lane	0.36ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt (on edge). Site is adjacent to "Harrison's Moor, Boxmoor Common" wildlife site.	N
H/h34a	National Grid site, London Road	4.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is close to 'Harrison's Moor, Boxmoor Common' wildlife site.	Y
H/h34b	339-353 London Road	0.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Site is close to 'Harrison's Moor, Boxmoor Common' wildlife site.	Y
H/h98	Royal Mail Site, Hemel Mail Centre and D.O, Park Lane	1.4ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A	<b>Site already has planning permission.</b> No designations affected.	N
H/h99	22 & 22a Two Waters Road (housing proposal)	0.2ha	✓	✓	✗	✗	✓	✓	✓	✓	✗	Y	FZ2, 3a & 3b. Site partly in the "Two Waters Apsley, Durant Hill Cress Beds" wildlife site.	N

H/o15	22 & 22a Two Waters Road (removal of Open Land designation)	0.2ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	FZ2, 3a & 3b. Site partly in the "Two Waters Apsley, Durant Hill Cross Beds" wildlife site.	N
H/h100	Lock Cottage, off Station Road (west of Two Waters Road)	0.08ha	✓	✓	×	✓	✓	✓	✓	✓	×	Y	FZ2. Site is in "Harrison's Moor, Boxmoor Common" wildlife site.	N
H/o16	Woodhall, Woodhall Lane (removal of Open Land designation)	0.09ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected	N
H/h101	Land r/o 186-202 Belswains Lane	0.32ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	Partly in FZ2 and 3a	Y*
H/h102	Apsley Paper Trail land, London Road	0.38ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	Partly in FZ2, 3a and 3b.	Y*
H/h103	Paradise / Wood Lane	3.0ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected	Y
H/h104	Hemel Hempstead Station Gateway, London Road	3.0ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Part of site in 'Roman villa & cemetery, Boxmoor; Roman building adj to station' Area of Archaeological Significance	Y
H/h105	39-41 Marlowes	0.23ha	✓	✓	?	✓	✓	✓	✓	✓	✓	Y	Close to Listed Buildings. Adjacent to FZ2.	Y
H/h106	Market Square (North) c/o Marlowes/Combe Street/Waterhouse Street	0.88ha	✓	✓	?	?	?	✓	✓	✓	✓	Y	Adjacent to FZ2 and 3a. Close to "Water Gardens" Historic Park & Garden and to Listed Buildings.	N
H/h107	Market Square (South) c/o Marlowes/Bridge Street (South)/Waterhouse Street	1.1ha	✓	✓	×	×	?	✓	✓	✓	×	Y	Partly in FZ2 and 3a. Close to "Water Gardens" Historic Park & Garden.	N
H/h108	Civic Zone c/o Marlowes/Combe Street (North)/Leighton Buzzard Road	1.7ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	Partly in FZ2, 3a and 3b. Close to Listed Buildings.	Y*
H/h109	West Herts College, Marlowes	6.0ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	Partly in FZ2, 3a and 3b. Adjacent to Conservation Area. Close to Listed Buildings.	Y*
H/h110	233 London Road	0.1ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected	Y
H/h111	Henry Wells Square, Grovehill	2.5ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected.	N
H/h80	Leverstock Green Lawn Tennis Club, Grasmere Close	1.23ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected	Y
H/h112	Former Hewden Hire site, Two Waters Road	1.0ha	✓	✓	×	×	✓	✓	✓	✓	×	Y	Partly in FZ2, 3a and 3b. Adjacent to Boxmoor Common Wildlife Site.	Y*
H/h113	Land to the r/o St Margaret's Way / Datchworth Turn	1.1ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected	Y
H/h115	Ebberns Road	1.0ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Adjacent to the 'Grand Union Canal, Two Waters to Nash Mills Lane' Wildlife Site	Y
H/c5 and H/L8	Bunkers Park, Bunkers Lane / Bedmond Road	12.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt.	Y

H/L9	Market Square and Bus Station, Marlowes / Waterhouse Street	0.5ha	✓	✓	?	?	?	✓	✓	✓	✓	Y	Adjacent to FZ2 and 3a. Close to Water Gardens P&G.	Y
<b>Berkhamsted</b>														
Be/h1	Land at Ivy House Lane	5.3ha	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Adj. to AONB. In Green Belt. Close to "Berkhamsted Common" wildlife site.	N
Be/h2f	Land south of Ashlyn's School	0.65ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to Listed Buildings.	N
Be/h6	Land adj. to Blegberry Gardens	3.50ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Adjacent to "Meadow S.W. of Shootersway Road" wildlife site. In "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance".	N
Be/h18	Fields adj. to New Road	13.56ha	✓	×	✓	✓	✓	✓	✓	✓	×	Y	In AONB. In Green Belt (on edge for part). Adjacent to Conservation Area. Across road from "Berkhamsted Castle" SAM and wildlife site. Adjacent to "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	N
Be/h19	Land to the West of Berkhamsted (i)	1.72ha	✓	×	✓	✓	✓	✓	✓	✓	×	Y	In AONB. In Green Belt. Adjacent to "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance.	N
Be/h19	Land to the West of Berkhamsted (ii)	13.20ha	✓	?	✓	✓	✓	✓	✓	✓	✓	Y	Very close to AONB. In Green Belt (on edge for part). Site contains part of the "Meadow S.W. of Shootersway Road" wildlife site. Partly in "Middle to Late Iron Age occupation activity S of Shooters Way" Area of Archaeological Significance.	N
Be/h20	Land at Castle Gateway, Castle Hill, Berkhamsted	0.28ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to AONB and Listed Buildings. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	N
Be/h21	Rose Cottage, Bank Mill Lane	0.38ha	✓	✓	?	✓	✓	✓	✓	✓	✓	Y	Very close to AONB. Adjacent to FZ2.	N

Be/h22	Berkhamsted D.O, Office & Storage, 300 High Street	0.04ha	✓	✓	?	?	✓	✓	✓	✓	✓	N/A	<b>Planning permission already granted for retail development.</b> Adjacent to FZ2 & 3a. In Conservation Area. Adjacent to Listed Building. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	N
Be/h23	Former Police Station, High Street/Kings Road	1.16ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Close to Listed Buildings. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Y
Be/h24	Land at Gossoms End	0.63ha	✓	✓	x	x	✓	✓	✓	✓	x	Y	Part of site is in FZ2, FZ3a & 3b. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Y*
Be/h25	Berkhamsted Civic Centre and land to r/o High Street	0.4ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Conservation Area. Adjacent to Listed Building. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Y
Be/h26	High Street/Swing Gate Lane	0.38ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Conservation Area. Close to Listed Buildings. In "Berkhamsted, medieval castle & town, prehistoric & Roman occupation" Area of Archaeological Significance.	Y
Be/L4	Land c/o Durrants Lane and Shootersway	2.0ha	✓	✓	✓	✓	x	✓	✓	✓	x	Y	Within the 'Woodcock Hill, Berkhamsted' Historic Park & Garden. In the Green Belt.	Y*
	<b>Tring</b>													
T/h18	Land south of Park Road	1.2ha	✓	x	✓	✓	✓	✓	✓	?	x	Y	In AONB. Within 500m of Chiltern Beechwoods SAC. In the Green Belt. Part of site in Conservation Area. Close to a Listed Building.	N
T/h19	Depot land, Langdon Street	0.8ha	✓	✓	✓	✓	✓	✓	✓	?	✓	Y	In Conservation Area. Close to AONB. Within 1km of SAC. Part of site in "Medieval village of Tring" Area of Archaeological Significance.	Y
	<b>Bovingdon</b>													
Bov/h6a	Land at Grange Farm	9.5ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to Listed Building.	N
Bov/h8a	Duckhall Farm	3.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to Listed Buildings.	N

Bov/h9	Land south east of Homefield	5.1ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt.	N
Bov/h11	Land off Hempstead Road/Stoney Lane	7.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Loss of woodland.	N
<b>Kings Langley</b>														
KL/h13	Land fronting Love Lane	0.3ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to Conservation Area and "Kings Langley Common" wildlife site.	N
KL/h14	West Meon, 46 Langley Hill	0.41ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt.	N
KL/h15	Kings Langley Delivery Office, 32 High Street	0.28ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	N/A	<b>Site already has planning permission for residential care home.</b> In Conservation Area. Within the "Medieval settlement of King's Langley" Area of Archaeological Significance.	N
KL/h16	Land adjacent to Coniston Road	0.4ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	No designations affected.	Y
<b>Markyate</b>														
M/h10	c/o Hicks Road and High Street	0.12ha	✓	✓	x	x	✓	✓	✓	✓	x	Y	Part of site in FZ2 & FZ3a. Majority of site in Conservation Area. Site adjacent to Listed Buildings.	Y*
<b>Other Settlements</b>														
O/h31	Garden Scene Nursery, Chapel Croft, Chipperfield	0.81ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Part of site in Conservation Area.	Y
O/h32	Land adj. Dunston, Chapel Croft, Chipperfield	0.2ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. In Conservation Area. Close to Listed Buildings.	N
O/h33	Water End Lane, Potten End	0.28ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	Close to AONB. In Green Belt.	N
O/h34	West of jnt with The Bit and Chesham Road, Wigginton (i)	1.5ha	✓	x	✓	✓	✓	✓	✓	✓	x	Y	In AONB. In Green Belt. Right of Way crosses site. Close to Listed Buildings. Small part within "Medieval village of Wigginton" Area of Archaeological Significance.	N
O/h35	West of jnt with The Bit and Chesham Road, Wigginton (ii)	3.3ha	✓	x	✓	✓	✓	✓	✓	✓	x	Y	In AONB. In Green Belt.	N
O/h36	West of jnt with The Bit and Chesham Road, Wigginton (iii)	0.8ha	✓	x	✓	✓	✓	✓	✓	✓	x	Y	In AONB. In Green Belt.	N
O/h37	Land adj. A41, Bourne End (Amen Corner)	0.46ha	✓	✓	?	✓	✓	✓	✓	✓	✓	Y	Site forms part of the "Harrison's Moor, Boxmoor Common" wildlife site. In the Green Belt. Adjacent to FZ2.	N
O/h38	Land south of Bourne End/adj. A41 (Bourne End Field)	2.35ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. Close to Listed Buildings.	N



O/h39	Sharlowes Farm, Flaunden Hill, Flaunden	0.55ha	✓	✓	✓	✓	✓	✓	✓	✓	✓	Y	In Green Belt. In Conservation Area. Directly adjacent to Listed Buildings associated with Sharlowes Farm.	N
O/h40	Land north of Dixons Gap, Dixon's Wharf, Wilstone	1.91ha	✓	✓	?	✓	✓	✓	✓	✓	✓	Y	Adjacent to FZ2. Site has extensive vegetation cover.	N
O/h41	Former Egg Packing Facility at Luke's Lane, Gubblecote	1.5ha	✓	✓	x	x	✓	✓	✓	✓	x	N/A	<b>Site already has planning permission for housing and business units</b> Approx. half the site in FZ2, FZ3a & 3b.	N
O/h1	Bourne End Mills Industrial Estate, Bourne End	3.7ha	✓	✓	x	✓	✓	✓	✓	✓	x	Y	Approx. half the site in FZ2. In Green Belt.	N
O/c1	Amaravati Buddhist Monastery, Great Gaddesden	8ha	✓	x	✓	✓	✓	✓	✓	✓	x	Y	In AONB. Close to "St Margaret's Copse" wildlife site. Close to Listed Buildings.	Y*
O/L2	Land at A4251 London Road, Cow Roast	0.94ha	✓	x	✓	✓	✓	x	✓	?	x	Y	In AONB. Within 1 km of SAC. Small overlap with SAM ("Roman settlement at the Cow Roast Inn"). Within "Late Iron Age & Roman settlement at Cow Roast" Area of Archaeological Significance. In Green Belt.	N