

Aldbury & Wigginton Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
Ald1	Stock's Road/Tom's Hill Road	Hall & Vacant space	surrounded by residential and pub	0.098	A		Local character	appears active. possible space constraints. Sensitive development needed as in conservation area, to include community uses.	Ald1		U	N
Ald2	Stock's Road	large gardens	surrounded by residential and pub		R			Development would harm character of area.	Ald2			
Ald3	Stoneycraft Road	garage courts & parking space	surrounded by residential		R	No restrictions apparent	No restrictions apparent	The site is currently in use as garage courts and there are no known intentions to develop.	Ald3			
Ald4	Stoneycraft Road	Green space surrounded by housing	surrounded by residential		R	Possible trees	Local character	There may be a potential tree issue. Also, there are no other such green corner sites in the village.	Ald4			
Ald5	Maltings Lane	Rear gardens	surrounded by residential		R			There are access and gradient issues and the potential visual impact on village edge	Ald5			
Ald6	Trooper Road	garage	surrounded by residential	0.075	A	No restrictions apparent (Combined with ALD9)	No restrictions apparent (Combined with ALD9)	(Combined with ALD9)	Ald6		U	N
Ald7	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald7			
Ald8	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald8			
Ald9	Trooper Road	vacant space	surrounded by residential, open space and allotments		R	No restrictions apparent (Combined with ALD6)	No restrictions apparent (Combined with ALD6)	Site is combined with Ald6 for access, otherwise landlocked and needs access	Ald9			
Ald10	London Lodge	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald10			
Ald11	Oddy Hill	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald11			
Ald12	north of Langton Wood	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald12			
Ald13	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald13			
Ald14	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald14			
Ald15	Station Road	Land next to Tring Train Station			R			Site rejected as it is within an AONB.	Ald15			
Ald16	Toms Hill Estate	Country estate	Has permission	32.94	A			Site in Rural Area, AONB, SSSI but has planning permission already.	Ald16		G	Y

Site Ref.	Policy Constraints								Physical Constraints								
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
Ald1		√				9		Site lies within an AONB.. Adjacent to area of open space.			√						Site within a Conservation Area. In an area of archeological significance.
Ald2																	
Ald3																	
Ald4																	
Ald5																	
Ald6		√						Site lies within an AONB.			√						Site within a Conservation Area. In an area of archeological significance. Site next to listed buildings.
Ald7																	
Ald8																	
Ald9																	
Ald10																	
Ald11																	
Ald12																	
Ald13																	
Ald14																	
Ald15																	
Ald16								The site already has planning permission.									

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
Ald1	Stock's Road/Tom's Hill Road	0.098	6	2	4	3		Ald1
Ald2	Stock's Road							Ald2
Ald3	Stoneycraft Road							Ald3
Ald4	Stoneycraft Road							Ald4
Ald5	Maltings Lane							Ald5
Ald6	Trooper Road	0.075	9	3	7	5		Ald6
Ald7	Trooper Road							Ald7
Ald8	Trooper Road							Ald8
Ald9	Trooper Road							Ald9
Ald10	London Lodge							Ald10
Ald11	Oddy Hill							Ald11
Ald12	north of Langton Wood							Ald12
Ald13	Wigginton							Ald13
Ald14	Wigginton							Ald14
Ald15	Station Road							Ald15
Ald16	Toms Hill Estate	32.94	N/A	11	11	11		Ald16

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)			
Ald1	Multiple	None		M-L	L	H	No phasing period	This is the Aldbury Community Hall and the gardens of two houses. Redevelopment of this site would require the relocation and demolition of the existing community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be local opposition to redevelopment of the site. The site is unlikely to come forward in the short term.
Ald2								
Ald3								
Ald4								
Ald5								
Ald6	Single, however, there may be leasehold interests in the site.	None		H	M-H	H	No phasing period	This is currently occupied by Aldbury Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing business. There is likely to be significant remediation costs in association with its use as a petrol station, there are still underground tanks in evidence on site. There may be planning policy issues in relation to loss of employment use. Subject to these issues being overcome, the site would be an attractive development site and due to the high value and nature of the location, it is likely to be viable.
Ald7								
Ald8								
Ald9								
Ald10								
Ald11								
Ald12								
Ald13								
Ald14								
Ald15								
Ald16			L	M	H		0-5 years	Has permission

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
Ald1	Stock's Road/Tom's Hill Road	0.098	6	U	N									2	4		Ald1
Ald2	Stock's Road																Ald2
Ald3	Stoneycraft Road																Ald3
Ald4	Stoneycraft Road																Ald4
Ald5	Maltings Lane																Ald5
Ald6	Trooper Road	0.075	9	U	N									3	7		Ald6
Ald7	Trooper Road																Ald7
Ald8	Trooper Road																Ald8
Ald9	Trooper Road																Ald9
Ald10	London Lodge																Ald10
Ald11	Oddy Hill																Ald11
Ald12	north of Langton Wood																Ald12
Ald13	Wigginton																Ald13
Ald14	Wigginton																Ald14
Ald15	Station Road																Ald15
Ald16	Toms Hill Estate	32.94	N/A	G	Y	11	11										Ald16
					Total Urban	0	0	0	0	0	0	0	0	5	11		
					Total Greenfield	11	11	0	0	0	0	0	0	0	0		
					Total >5ha	11	11	0	0	0	0	0	0	0	0		
					Total	11	11	0	0	0	0	0	0	5	11		

