



# Strategic Housing Land Availability Assessment Update October 2023

## **Appendix C** **Phase 2 Assessment**

**Dacorum Local Plan 2024 - 2040**

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<b>Site Name</b>	<b>Berkhamsted FC, Broadwater</b>
Settlement	Berkhamsted
Reference	Berk001
Source / Previous Reference	Urban Capacity Study (2020) Berk001
Area (ha)	1.1

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Market Town
Current Use	Sports Facilities
Neighbouring Uses	Mixed Use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Berkhamsted conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop.

**Development Potential:**

Estimated density (dph)	100
<b>Estimated development potential</b>	113

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: Subject to the successful relocation of existing uses to an appropriate location.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Edgeworth House, High Street</b>
Settlement	Berkhamsted
Reference	Berk010
Source / Previous Reference	Urban Capacity Study (2020) Berk010
Area (ha)	1.9

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Mixed Use, excluding residential
Neighbouring Uses	Residential, Employment

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 25 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There is 1 grade II* listed building (Edgeworth House) on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	<p>Site does not have a low risk of flooding.</p> <ul style="list-style-type: none"> <li>• 16.8% of the site is within flood zone 3</li> <li>• 24.5% of the site is within flood zone 2</li> <li>• 20.5% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 34% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 67% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 546.3 metres from the High Street, Northchurch AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Public Transport Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	1.9
Estimated density	100
<b>Estimated development potential</b>	0

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for further consideration: The cumulative impact of historic, environmental and other constraints result in the site having limited or no development potential.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Sarthe Business Park, Billet Lane (Jewson site)</b>
Settlement	Berkhamsted
Reference	Berk011
Source / Previous Reference	Urban Capacity Study (2020) Berk011
Area (ha)	0.78

#### Land Use:

Greenfield / Brownfield	BF
Settlement Hierarchy	Market Town
Current Use	Employment
Neighbouring Uses	Employment, Residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	<p>Site does not have a low risk of flooding.</p> <ul style="list-style-type: none"> <li>• 23.9% of the site is within flood zone 3</li> <li>• 45.4% of the site is within flood zone 2</li> <li>• 21.2% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 27% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 38.3% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 691.4 metres from the High Street, Northchurch AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0.27
Estimated density	100
<b>Estimated development potential</b>	50

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration subject to major constraints. Site is in active employment use and is constrained by flood risk.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>South Berkhamsted Urban Extension</b>
Settlement	Berkhamsted
Reference	Berk019R
Source / Previous Reference	Rural SHLAA (2020) Rural002
Area (ha)	39.2

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Mixed use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	7.4% of the site contains a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 2 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site partially (28.1%) consists of a Locally Registered Park / Garden.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The eastern (main) part of the site is accessible from the local road network (Swing Gate Lane, with potential secondary access from Fieldway); reasonable access to public transport and local facilities. The western part of the site has access from the local road network (Chesham Road).

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	980

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>British Film Institute Archive, Kingshill Way</b>
Settlement	Berkhamsted
Reference	Berk020R
Source / Previous Reference	Rural SHLAA (2020) Rural003
Area (ha)	3.2

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Market Town
Current Use	Cultural (BFI Archive)
Neighbouring Uses	Agricultural and social infrastructure

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are 2 listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (1.4%).
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has existing access onto Kingshill Way; reasonable access to local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	79

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration subject to heritage constraints.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Blegberry Gardens</b>
Settlement	Berkhamsted
Reference	Berk021R
Source / Previous Reference	Rural SHLAA (2020) Rural004
Area (ha)	3.5

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Mixed use, including residential, and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 6% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 6.8% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 13.8% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features.
Green Belt	Site is wholly within the Green Belt. The Dacorum Green Belt Review found a boundary anomaly – it stated that specific boundary amendment should be considered but otherwise exclude from further consideration.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site, wholly or partially, is located within or overlaps an authorised or historic landfill site

Transport and Access	The site is accessible from the local road network (Shootersway); access to local facilities is reasonable. However, access to public transport is relatively poor.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	87

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Haslam Playing Fields</b>
Settlement	Berkhamsted
Reference	Berk025R
Source / Previous Reference	Rural SHLAA (2020) Rural010
Area (ha)	6.6

**Land Use:**

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Market Town
Current Use	Sports Fields and agriculture
Neighbouring Uses	Mixed use, including residential, and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Shootersway); access to public transport is limited and would benefit from expanded services.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	164

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: playing fields should not be developed unless suitable alternative sites have been identified.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Ivy House Lane, Berkhamsted</b>
Settlement	Berkhamsted
Reference	Berk026R
Source / Previous Reference	Rural SHLAA (2020) Rural011/015
Area (ha)	5.2

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Residential and Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. The site may impact the setting of the Chilterns AONB due to its proximity and as a result of the sloping valley landform.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network. However, Ivy House Lane is considered not suitable to serve residential development; there is no existing pedestrian access to local facilities or public transport, and mitigation is considered not

	feasible. Alternative access through adjoining housing area could be explored.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	129

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: access and the impact on the setting of the AONB are particular issues.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

Site Name	Land at Bank Mill
Settlement	Berkhamsted
Reference	Berk027R
Source / Previous Reference	Rural SHLAA (2020) Rural012
Area (ha)	3.9

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Green space
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 2 listed buildings within 100m of the site.
Conservation Areas	Site is wholly within the Berkhamsted conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (95.4%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 20.3% of the site is within flood zone 3</li> <li>• 24.6% of the site is within flood zone 2</li> <li>• 5.8% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 13.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 51.8% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site may impact the setting of the Chilterns AONB, the green corridor, the river and the vegetation within the site due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3

Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (London Road); good access to public transport and local facilities.

**Development Potential:**

Area deduction for Constraints (ha)	1.23
Estimated density	25
<b>Estimated development potential</b>	66

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: flood risk, archaeology and landscape.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land Between Shootersway and A41 bypass</b>
Settlement	Berkhamsted
Reference	Berk030R
Source / Previous Reference	Rural SHLAA (2020) Rural016
Area (ha)	14.0

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (53%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.4% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 17% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site area is 12.3% in the Chilterns AONB. The remainder of the site is not within the Chilterns AONB but may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site, wholly or partially, is located within or overlaps an authorised or historic landfill site

Transport and Access	The site is accessible from the local road network (at several points on Shootersway); access to public transport and local facilities is relatively poor.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	350

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for further consideration: Site makes an existing contribution to Green Belt purposes. Site is also in the setting of and partially within the AONB. As such, site is considered unsuitable for allocation.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Land east of Berkhamsted (south of London Road)</b>
Settlement	Berkhamsted
Reference	Berk031R
Source / Previous Reference	Rural SHLAA (2020) Rural017a
Area (ha)	79.5

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Mixed use including residential, and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Berkhamsted conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site's proximity to the AONB may impact the setting of the AONB, the valley and ridgeline landform, and potential for coalescence between Berkhamsted and Bourne End.
Green Belt	Site is wholly within the Green Belt. Part of the site is part of a sub-area that would not compromise the ability of the wider Green Belt to meet its purposes. The rest is part of a sub-area that would compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from several points on the local road network; good access to public transport on London Road; some parts of the site would be less accessible due to distance from

	London Road, but the size of the site means this could be mitigated through provision of facilities within the site.
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**Development Potential:**

Deduction for constraints (ha)	8.6
Estimated density	25
<b>Estimated development potential</b>	1,772

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: the site is in the setting of the AONB and forms part of a strategic open gap separating Berkhamsted and Hemel Hempstead (via Bourne End).
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land east of Berkhamsted (north of London Road)</b>
Settlement	Berkhamsted
Reference	Berk032R
Source / Previous Reference	Rural SHLAA (2020) Rural017b
Area (ha)	12.6

#### Land Use:

Greenfield / Brownfield	Greenfield
Settlement Hierarchy	Market Town
Current Use	Green space and water body
Neighbouring Uses	Mixed use including residential, and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is adjacent to the Berkhamsted conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (12.2%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 26.2% of the site is within flood zone 3</li> <li>• 31% of the site is within flood zone 2</li> <li>• 17.9% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 28.6% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 50.8% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site's proximity to the AONB may impact the setting of the AONB, the valley and ridgeline landform, and potential for coalescence between Berkhamsted and Bourne End.
Green Belt	Site is wholly within the Green Belt. Part of the site in BK-A9 and D-S2b is part of a sub-area that would not compromise the ability of the wider Green Belt to meet its purposes. The rest is part of a sub area that would compromise the ability of the wider Green Belt to meets its purpose
AQMA	Site is not within 800m of a designated AQMA.

Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from several points on the local road network; good access to public transport on London Road.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	313

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site performs poorly in terms of coalescence risk. Site is also highly constrained in terms of Green Belt, AONB setting and flood risk.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land east of Darrs Lane</b>
Settlement	Berkhamsted
Reference	Berk033R
Source / Previous Reference	Rural SHLAA (2020) Rural018
Area (ha)	22.7

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Mixed use including residential, and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site partially (25.9%) consists of a Locally Registered Park / Garden.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (17.5%).
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. The site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes but includes an area of weaker Green Belt.
AQMA	Site is 240.2 metres from the High Street, Northchurch AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Darr's Lane and Durrants Lane - Bell Lane is considered not suitable for vehicle access); reasonable access to local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	568

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: site is in the setting of the Chilterns AONB and transport impacts along Shootersway are of particular concern.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Lock Field, New Road, Northchurch</b>
Settlement	Berkhamsted
Reference	Berk035R
Source / Previous Reference	Rural SHLAA (2020) Rural020
Area (ha)	2.2

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Green space
Neighbouring Uses	Housing and employment.

**Assessment:**

Chilterns Beechwoods SAC	23.9% of the site is located within the 500m exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Ashridge Commons and Woods SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Northchurch conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 3% of the site is within flood zone 3</li> <li>• 3% of the site is within flood zone 2</li> <li>• 4.8% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 17.8% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is 188 metres from the High Street, Northchurch AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (New Road); good access to public transport and local facilities. Generally poor pedestrian access given narrow width of pavements to site.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	55

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site suffers from serious flood risk issues, is in AONB setting, and is also within the 500m exclusion zone of the CBSAC.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Land to the north of Byways and south of Castle Village</b>
Settlement	Berkhamsted
Reference	Berk043R
Source / Previous Reference	Submitted as part of the 2020 Regulation 18 Consultation. PostR023
Area (ha)	2.5

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	There is currently no access to the site via the road network (gravel path). Limited pedestrian access due to narrow paths surrounding the site. Reasonable access to public transport and services.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	61

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site has spatial and landscape constraints which would result in the development potential being limited.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land east of High St</b>
Settlement	Bovingdon
Reference	Bov002
Source / Previous Reference	Urban Capacity Study (2020) Bov002
Area (ha)	1.7

#### Land Use:

Greenfield / Brownfield	Mixed
Settlement Hierarchy	Large Village
Current Use	Education
Neighbouring Uses	Mixed Use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There is 1 listed building on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is partially (98.3%) within the Bovingdon conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (26.9%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 3.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 20.2% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	50
<b>Estimated development potential</b>	84

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: subject to the successful relocation of existing uses to an appropriate location.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is generally viable to deliver houses or a mixture of houses and flats

<b>Site Name</b>	<b>Duckhall Farm</b>
Settlement	Bovingdon
Reference	Bov008R
Source / Previous Reference	Rural SHLAA (2020) Rural033
Area (ha)	3.3

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agricultural
Neighbouring Uses	Mixed use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	5
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Newhouse Road); good access to local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	82

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: impacts on heritage assets are a particular issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Fox Meadow</b>
Settlement	Bovingdon
Reference	Bov009R
Source / Previous Reference	Rural SHLAA (2020) Rural034
Area (ha)	2.6

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agricultural
Neighbouring Uses	Agricultural and social infrastructure

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 2
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is not directly accessible from the local road network, and would require access via 'Homefield' and/or from Louise Walk (across intervening land not within the site promoter's ownership). Subject to achieving suitable vehicle access, local facilities and public transport are available, but the southern end of the site would be at a significant distance for pedestrian access.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	65

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints; access and transport impacts on Green Lane are a particular issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Grange Farm</b>
Settlement	Bovingdon
Reference	Bov010R
Source / Previous Reference	Rural SHLAA (2020) Rural035
Area (ha)	9.1

#### Land Use:

Greenfield / Brownfield	
Settlement Hierarchy	Large Village
Current Use	Agriculture, employment and green space
Neighbouring Uses	

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 3.5% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 5.9% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 31.3% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 2
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (B4505 Chesham Road and Green Lane); reasonable access to local facilities and good access to public transport, although services are limited.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	228

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Homefield</b>
Settlement	Bovingdon
Reference	Bov014R
Source / Previous Reference	Rural SHLAA (2020) Rural039
Area (ha)	5.1

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agricultural
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Bovingdon conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3 / 2
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Green Lane). There is good access to local facilities and public transport from the site.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	126

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration. Officers note that access and in particular transport impacts on Green Lane is an issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>South of Hempstead Road (larger site)</b>
Settlement	Bovingdon
Reference	Bov020R
Source / Previous Reference	Rural SHLAA (2020) Rural147L
Area (ha)	7.2

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agriculture, hotel and housing
Neighbouring Uses	Housing and Agricultural.

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 2 listed buildings within 100m of the site.
Conservation Areas	Site is partially (61%) within the Bovingdon conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes - exclude from further consideration.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Hempstead Road); good access to local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	180

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for further consideration due to its poor performance on the Green Belt criterion and its impact on the character and identity of Bovingdon.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Bovingdon Airfield</b>
Settlement	Bovingdon
Reference	Bov021R
Source / Previous Reference	Rural SHLAA (2020) Rural148L
Area (ha)	122.3

#### Land Use:

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Large Village
Current Use	Disused airfield, used for Bovingdon market, track racing and other small business uses
Neighbouring Uses	Mixed use including residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Due to the scale of the site, significant development could impact the setting of the Chilterns AONB as a result of the site's elevated position and relatively few screening features along its immediate boundary. There is a risk of coalescence with Whelpey Hill, a hamlet to the west of the site.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site, wholly or partially, is located within or overlaps an authorised or historic landfill site

Transport and Access	The site is accessible from the local road network (Chesham Road and Upper Bourne End Lane); good access to local facilities and public transport.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	3,057

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Possible landscape impacts as well as transport impacts on the local highway network are an issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Market Square / Bus Station, Marlowes / Waterhouse Street</b>
Settlement	Hemel Hempstead
Reference	Hemel003
Source / Previous Reference	Urban Capacity Study (2020) Hemel003
Area (ha)	0.5

#### Land Use:

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Public Open Space
Neighbouring Uses	Mixed Use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site is adjacent to the Hemel Water Gardens (Grade II) Registered Park/Garden.
Listed Buildings	There are no listed buildings on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.3% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 7% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 42.7% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is 200 m from a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	132

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>NCP Car Park, Hillfield Road</b>
Settlement	Hemel Hempstead
Reference	Hemel005
Source / Previous Reference	Urban Capacity Study (2020) Hemel005
Area (ha)	0.3

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Car Park
Neighbouring Uses	Mixed use excluding residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 5 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 200m of a bus stop.

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	74

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

Site Name	Part of existing allocation MU/1
Settlement	Hemel Hempstead
Reference	Hemel007
Source / Previous Reference	Urban Capacity Study (2020) Hemel007
Area (ha)	0.9

#### Land Use:

Greenfield / Brownfield	Brownfield
Settlement Hierarchy	Main Centre
Current Use	Education
Neighbouring Uses	Mixed Use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is partially (2.4%) within the Hemel Hempstead conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 3.6% of the site is within flood zone 3</li> <li>• 4.3% of the site is within flood zone 2</li> <li>• 25.2% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 53.3% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 84.8% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 200m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0.03
Estimated density	125
<b>Estimated development potential</b>	109

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Not recommended to be carried forward as a residential allocation due to flood constraints.
<b>Availability</b>	Site is promoted for development and has an active planning permission for education use.
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

Site Name	Fire Station
Settlement	Hemel Hempstead
Reference	Hemel008
Source / Previous Reference	Urban Capacity Study (2020) Hemel008
Area (ha)	0.4

#### Land Use:

Greenfield / Brownfield	Brownfield
Settlement Hierarchy	Main Centre
Current Use	Fire station
Neighbouring Uses	Mixed use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 16 listed buildings within 100m of the site.
Conservation Areas	Site is partially (18.7%) within the Hemel Hempstead conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (2.6%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 59.9% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 92.3% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 100% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	125
<b>Estimated development potential</b>	51

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: subject to the successful relocation of existing uses to an appropriate location.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.



<b>Site Name</b>	<b>Jarman Park, Jarman Way / St Albans Road</b>
Settlement	Hemel Hempstead
Reference	Hemel010
Source / Previous Reference	Urban Capacity Study (2020) Hemel010
Area (ha)	2.0

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Scrub land
Neighbouring Uses	Mixed Use excluding residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is wholly located within a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	2
Estimated density	125
<b>Estimated development potential</b>	0

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: The whole of the site was historically used for landfill.
<b>Availability</b>	Site is promoted for development as a retail site.
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Car dealerships at Corner Hall</b>
Settlement	Hemel Hempstead
Reference	Hemel016
Source / Previous Reference	Urban Capacity Study (2020) Hemel016
Area (ha)	1.0

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment (B-use)
Neighbouring Uses	Residential, Employment

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There is 1 protected tree on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 6 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 50.1% of the site is within flood zone 2 (0.54ha)</li> <li>• 30.3% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 59.1% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 97.5% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 485.6 metres from the Lawn Lane AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0.54
Estimated density	250
<b>Estimated development potential</b>	117

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration: there is a risk of surface water flooding on parts of the site
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan

<b>Site Name</b>	<b>B&amp;Q, Two Waters Road</b>
Settlement	Hemel Hempstead
Reference	Hemel017
Source / Previous Reference	Urban Capacity Study (2020) Hemel017
Area (ha)	0.78

#### Land Use:

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment (B-use)
Neighbouring Uses	Mixed Use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Roughdown Common SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 6 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site wholly (99.2%) consists of a Locally Registered Park / Garden.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.1% of the site is within flood zone 3, 7.2% of the site is within flood zone 2 (0.12ha)</li> <li>• 6.3% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 44% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 63.5% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 374.7 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0.12
Estimated density	125
<b>Estimated development potential</b>	<b>83</b>

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration: there is a risk of surface water flooding on parts of the site
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Travis Perkins, Lawn Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel018
Source / Previous Reference	Urban Capacity Study (2020) Hemel018
Area (ha)	0.78

#### Land Use:

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment (B-use)
Neighbouring Uses	Employment, Residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Roughdown Common SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 6 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.7% of the site is within flood zone 2</li> <li>• 0.3% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 1.6% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 12% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 316.2 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	125
<b>Estimated development potential</b>	97

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration: there is a risk of surface water flooding on part of the site
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.



<b>Site Name</b>	<b>Symbio Site, Whiteleaf Road</b>
Settlement	Hemel Hempstead
Reference	Hemel031
Source / Previous Reference	Urban Capacity Study (2020) Hemel031
Area (ha)	0.2

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Scrub land
Neighbouring Uses	Employment, Retail

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Roughdown Common SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 289.6 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	55

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Site to the south of Green Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel042
Source / Previous Reference	Urban Capacity Study (2020) Hemel042
Area (ha)	2.0

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Equestrian/Paddock
Neighbouring Uses	Mixed Use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is not within 400m of a bus stop.

**Development Potential:**

Estimated density	40
<b>Estimated development potential</b>	81

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>H/6 - Leverstock Green Tennis Club, Grasmere Close</b>
Settlement	Hemel Hempstead
Reference	Hemel043
Source / Previous Reference	Site Allocations DPD (2017) Hemel043
Area (ha)	1.1

**Land Use:**

Greenfield / Brownfield	Mixed
Settlement Hierarchy	Main Centre
Current Use	Community/Leisure
Neighbouring Uses	Residential, Open space

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	125
<b>Estimated development potential</b>	140

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: subject to the successful relocation of existing uses to an appropriate location.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Parker House, Maylands Avenue</b>
Settlement	Hemel Hempstead
Reference	Hemel050
Source / Previous Reference	Urban Capacity Study (2020) Hemel050
Area (ha)	0.9

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment (General Employment Area)
Neighbouring Uses	Mixed Use including residential, Car park, Employment (B-use)

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	227

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment use.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.



<b>Site Name</b>	<b>Maylands Business Area (i)</b>
Settlement	Hemel Hempstead
Reference	Hemel055
Source / Previous Reference	Urban Capacity Study (2020) Hemel055
Area (ha)	0.5

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Mixed Use, including residential (General Employment Area)
Neighbouring Uses	Mixed Use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	132

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Plots 2/3 Kier Park, Maylands Avenue</b>
Settlement	Hemel Hempstead
Reference	Hemel058
Source / Previous Reference	Urban Capacity Study (2020) Hemel058
Area (ha)	1.0

#### Land Use:

Greenfield / Brownfield	Mixed
Settlement Hierarchy	Main Centre
Current Use	Scrub land
Neighbouring Uses	Employment, Residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 6.5% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 11.9% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 17.5% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Public Transport Site is within 400m of a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	241

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Cupid Green Depot</b>
Settlement	Hemel Hempstead
Reference	Hemel060
Source / Previous Reference	Urban Capacity Study (2020) Hemel060
Area (ha)	2.9

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Community Facility
Neighbouring Uses	Mixed Use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	0.3% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.7% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 3.7% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 12.4% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	125
<b>Estimated development potential</b>	362

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Buncefield Lane Natural/Semi-Natural Open Space</b>
Settlement	Hemel Hempstead
Reference	Hemel062
Source / Previous Reference	Urban Capacity Study (2020) Hemel062
Area (ha)	3.0

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Scrub land (General Employment Area)
Neighbouring Uses	Employment, community use

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Non-agricultural
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	It is unclear how suitable access can be provided to the site. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	125
<b>Estimated development potential</b>	374

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment use.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Riverside</b>
Settlement	Hemel Hempstead
Reference	Hemel094
Source / Previous Reference	Site Identified as part of the Hemel Town Centre Strategy (2021-2023) SiteDiscussions003
Area (ha)	1.4

#### Land Use:

Greenfield / Brownfield	
Settlement Hierarchy	Main Centre
Current Use	Retail
Neighbouring Uses	

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There is 1 protected tree on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site is adjacent to the Hemel Water Gardens (Grade II) Registered Park/Garden.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 10.3% of the site is within flood zone 3</li> <li>• 10.3% of the site is within flood zone 2</li> <li>• 18.2% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 25.5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 44.3% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 784.6 metres from the Lawn Lane AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 200m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0.14
Estimated density	250
<b>Estimated development potential</b>	315

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration: there is a risk of surface water flooding. Areas susceptible to fluvial flooding are unlikely to be developed on.
<b>Availability</b>	Site is promoted for development.
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Marlowes</b>
Settlement	Hemel Hempstead
Reference	Hemel095
Source / Previous Reference	Site Identified as part of the Hemel Town Centre Strategy (2021-2023) SiteDiscussions004
Area (ha)	3.2

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Retail and residential
Neighbouring Uses	Mixed use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 794.1 metres from the Lawn Lane AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 200 m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0
Estimated density	250
<b>Estimated development potential</b>	810

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Hightown House</b>
Settlement	Hemel Hempstead
Reference	Hemel097
Source / Previous Reference	Call for Sites (2021) LPSReg010
Area (ha)	0.5

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment
Neighbouring Uses	Mixed use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0
Estimated density	250
<b>Estimated development potential</b>	115

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site is located in a General Employment Area where evidence has demonstrated the site is needed to be safeguarded for future employment use.
<b>Availability</b>	There is a reasonable prospect that the site could be made available for development
<b>Achievability</b>	Site is viable where it seeks to deliver a higher density scheme, but may not be fully viable against all policies in the plan.

<b>Site Name</b>	<b>Network House HCC building</b>
Settlement	Hemel Hempstead
Reference	Hemel098
Source / Previous Reference	Submitted as part of the 2020 Regulation 18 Consultation. PostR002
Area (ha)	1.0

**Land Use:**

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Employment
Neighbouring Uses	Employment

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 799.8 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Urban
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Area deduction for Constraints (ha)	0
Estimated density	125
<b>Estimated development potential</b>	119

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration
<b>Availability</b>	Site is promoted for development and is currently subject to a live planning application (22/02333/MFA)
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Apsley Mills Retail Park</b>
Settlement	Hemel Hempstead
Reference	Hemel099
Source / Previous Reference	Submitted as part of the 2020 Regulation 18 Consultation. PostR001
Area (ha)	2.6

#### Land Use:

Greenfield / Brownfield	BF
Settlement Hierarchy	Main Centre
Current Use	Retail
Neighbouring Uses	Mixed use including residential

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 3 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.5% of the site is within flood zone 3</li> <li>• 0.5% of the site is within flood zone 2</li> <li>• 5.9% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 11.5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 35.2% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is 380.8 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	Site already has suitable access. Site is within 400m of a bus stop

**Development Potential:**

Estimated density	250
<b>Estimated development potential</b>	661

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration: there is a risk of surface water flooding on parts of the site
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Fields End Farm</b>
Settlement	Hemel Hempstead
Reference	Hemel101R
Source / Previous Reference	Rural SHLAA (2020) Rural062
Area (ha)	5.4

**Land Use:**

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Main Centre
Current Use	Agriculture and farm buildings
Neighbouring Uses	Mixed use, including residential, and agricultural.

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has frontage onto Fields End Lane and Pouchen End Lane, but these are considered not suitable for access, as they are both narrow with no footpaths. The site is within reasonable distance of local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	133

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: access is a particular issue for this site
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Fields End Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel102R
Source / Previous Reference	Rural SHLAA (2020) Rural063
Area (ha)	8.0

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	Mixed use, including residential, and agricultural.

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB as a result of distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has frontage onto Fields End Lane. However, this is considered not suitable for access as it is narrow with no footpaths. Although the road could be widened along the site frontage this could not be extended to the nearest main road (Boxted Road) due to land constraints. The site is within reasonable distance of local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	200

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: access is a particular issue for this site
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Holtsmere End Farm</b>
Settlement	Hemel Hempstead
Reference	Hemel104R
Source / Previous Reference	Rural SHLAA (2020) Rural065
Area (ha)	33.5

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	16% of the site is ancient woodland.
Wildlife Sites	17.8% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is wholly within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	837

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: site is remote from Hemel Hempstead but forms part of a larger allocation that better relates to the built up area of the town.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



Site Name	Land at Piccotts End
Settlement	Hemel Hempstead
Reference	Hemel107R
Source / Previous Reference	Rural SHLAA (2020) Rural069
Area (ha)	27.0

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture and some farm buildings
Neighbouring Uses	Residential and agricultural.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	1.4% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is adjacent to the Piccotts End conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (13.8%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 2.8% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 11.2% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB but may impact the setting of the Chilterns AONB. Overall, the site is judged to perform poorly on this criterion as a result of its relationship with the river valley, visual separation from the settlement pattern to the south-west, the sloping landform and woodland cover.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3

Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (B440); limited access to public transport and local facilities.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	675

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Site has significant constraints on a number of important criteria including existing contribution to Green Belt purposes, landscape, heritage (particularly in terms of impact on setting of heritage assets at Piccotts End), AONB setting and coalescence. Performance on environmental designations and flooding is also of concern. As such, site is considered unsuitable for allocation.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land East of A41 at Felden</b>
Settlement	Hemel Hempstead
Reference	Hemel109R
Source / Previous Reference	Rural SHLAA (2020) Rural071
Area (ha)	5.6

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Roughdown Common SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site partially (1.4%) consists of a Locally Registered Park / Garden.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features
Green Belt	Site is wholly within the Green Belt. Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is 341.9 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has frontage onto the A41 southbound off-slip and the A414 dual carriageway. While access from the A414 is technically feasible, there is concern whether a new access on this busy route and in this location would be supported by the highway authority, without a more detailed assessment of access options. The concern will be (i) the principle of a new junction on this major

	route through the town, and (ii) the potential impact on the A41 and A4251/A414 junctions of any queuing that would occur at the new junction. There is also no existing pedestrian/cycle access to the site, and narrow verges to the north may restrict provision of a new route into Hemel Hempstead.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	140

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: Traffic access issues appear to be a fundamental constraint to development. Whilst a solution is technically feasible, the principle of provision of a new junction in this location would have to be agreed with the highway authority, with the onus being on the site promoter/developer to demonstrate an access solution that is acceptable. Site performs reasonably well in Green Belt terms and is away from AONB and its setting. Were constraints to be mitigated, site considered more suitable for employment than for residential use. Unsuitable for further consideration.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land south of Link Road / west of Fletcher Way</b>
Settlement	Hemel Hempstead
Reference	Hemel110R
Source / Previous Reference	Rural SHLAA (2020) Rural072
Area (ha)	5.4

**Land Use:**

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Main Centre
Current Use	Agriculture and some farm buildings
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is adjacent to the Howe Grove Wood local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is adjacent to the Hemel Hempstead conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	133

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints: Site forms part of an important gap separating Piccotts End from Hemel Hempstead.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>North and North-East of Hemel</b>
Settlement	Hemel Hempstead
Reference	Hemel112R
Source / Previous Reference	Rural SHLAA (2020) Rural074
Area (ha)	371.9

**Land Use:**

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Main Centre
Current Use	Agriculture and farm buildings
Neighbouring Uses	Mixed use

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	0.7% of the site is ancient woodland.
Wildlife Sites	0.7% of the site contains a designated wildlife site
Local Nature Reserve	Site is within 22m of the Howe Grove Wood local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are 5 listed buildings on the site. There are 6 listed buildings within 100m of the site.
Conservation Areas	Site is adjacent to the Piccotts End conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. With the proximity of the north-west part of the site such that it may impact the setting of the AONB.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3 /4
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has multiple access opportunities onto the local road network; development of this size would require substantial new infrastructure to be provided, including new roads, pedestrian and cycle upgrades, off-site highway improvements, local centres/facilities, etc. The size of the site would create the

	opportunity to provide the required infrastructure improvements, both for the site and for local public transport corridors. The site is referenced in the Local Plan evidence base as having the potential to offer a northern bypass to relieve congestion in Hemel Hempstead.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	9298

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Setting on AONB and Green Belt sensitivities are of concern. Impact on local and strategic transport network are also an issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Polehanger Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel113R
Source / Previous Reference	Rural SHLAA (2020) Rural078
Area (ha)	55.2

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	3.8% of the site is ancient woodland.
Wildlife Sites	7.4% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 4 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Polehanger Lane and possibly also Berkhamsted Road); good access to local facilities and public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	1380

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Impact on setting of the AONB and the local road network are of particular concern.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Pouchen End Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel115R
Source / Previous Reference	Rural SHLAA (2020) Rural080
Area (ha)	102.8

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	Agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Little Heath Pit SSSI
Ancient Woodland	0.5% of the site is ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Winkwell conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (35.9%).
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. The site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Pouchen End Lane and Little Heath Lane). However, both are narrow with no footpaths and are considered not suitable to serve residential development as they offer no existing pedestrian access to local facilities or public transport. The size of the site would support

	significant mitigation, but provision of pedestrian and public transport connections may not be feasible.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	2570

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation: forms part of the strategic open gap between Hemel Hempstead and Berkhamsted. Land to the east is allocated and yet to be built out. Transport impacts are an issue.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Shendish Manor and Fairfields</b>
Settlement	Hemel Hempstead
Reference	Hemel117R
Source / Previous Reference	Rural SHLAA (2020) Rural082
Area (ha)	35.9

#### Land Use:

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Main Centre
Current Use	Agriculture, farm buildings and golf course.
Neighbouring Uses	Agricultural.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 3 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site partially (41.2%) consists of a Locally Registered Park / Garden.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is 340.6 metres from the London Road, Apsley AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has an existing access onto the A4251 (providing access to Shendish Manor hotel and golf course). For the majority of its length the access road is wide enough to accommodate two way traffic flows. However, the road narrows as it crosses the bridge over the railway line and this section is sub-standard. The bridge is

	<p>also located on a sharp curve and this restricts forward visibility. There are no existing footpaths and there does not appear to be sufficient width to accommodate a footpath on the section of access road between London Road and the railway bridge. Pedestrian facilities could not be provided across the railway bridge without widening the structure. Therefore the existing access from London Road is considered not suitable to serve residential development on this site. The site is also accessible from Rucklers Lane and possibly from Shearwater Road, although this is subject to confirmation of the extent of the adopted highway at this location; the site has good access to local facilities and public transport on London Road, including the mainline railway, although some parts of the site would be remote from the public transport route and may require new/diverted service to improve accessibility.</p>
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	898

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Access is a particular issue on this site, particularly having regard to the potential for multiple access points.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Chaulden Playing Fields</b>
Settlement	Hemel Hempstead
Reference	Hemel122R
Source / Previous Reference	Rural SHLAA (2020) Rural143
Area (ha)	5.2

**Land Use:**

Greenfield / Brownfield	
Settlement Hierarchy	Main Centre
Current Use	Play facilities
Neighbouring Uses	

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.8% of the site is within flood zone 3</li> <li>• 1.8% of the site is within flood zone 2</li> <li>• 0.6% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 1.3% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 9.2% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is wholly within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	

**Development Potential:**

Estimated density	25
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<b>Estimated development potential</b>	130
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**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: site is public open space and existing evidence demonstrates that this should be retained in its current use.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Shendish Manor (second site)</b>
Settlement	Hemel Hempstead
Reference	Hemel124R
Source / Previous Reference	Rural SHLAA (2020) Rural150L
Area (ha)	6.7

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Agriculture, farm buildings and golf course
Neighbouring Uses	Residential and Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site currently does not benefit from any road access with little scope of this being provided without acquiring third party land. There is potential for this to be provided through the Shendish Estate, providing access onto the A4251 (providing access to

	<p>Shendish Manor hotel and golf course). For the majority of its length the access road is wide enough to accommodate two way traffic flows. However, the road narrows as it crosses the bridge over the railway line and this section is sub-standard. The bridge is also located on a sharp curve and this restricts forward visibility. There are no existing footpaths and there does not appear to be sufficient width to accommodate a footpath on the section of access road between London Road and the railway bridge. Pedestrian facilities could not be provided across the railway bridge without widening the structure. Therefore the existing access from London Road is considered not suitable to serve substantial residential development on this site.</p> <p>The site is located some distance away from local facilities and public transport on London Road and is quite remote in nature. This may require new/diverted service to improve accessibility</p>
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	130

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation: multiple constraints impact the development potential of this site, including impacts on heritage assets and access to the local road network.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Chaulden Lane</b>
Settlement	Hemel Hempstead
Reference	Hemel125R
Source / Previous Reference	Rural SHLAA (2020) Rural151L
Area (ha)	5.6

#### Land Use:

Greenfield / Brownfield	
Settlement Hierarchy	Main Centre
Current Use	Agriculture
Neighbouring Uses	

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Winkwell conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (14.9%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.6% of the site is within flood zone 3</li> <li>• 0.6% of the site is within flood zone 2</li> <li>• 2.9% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 7.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 15.6% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. The land is located within the strategic gap (GB10) between Hemel Hempstead and Berkhamsted which is considered significant
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (Chaulden Lane) although the lane is narrow and it is unclear if sufficient enhancements could be delivered in order to deliver a major development on this site; There is potential to link in with the proposed development to the north; good access to local facilities and public transport.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	140

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: It is unclear how safe access could be provided and this is a fundamental constraint. As such, site is considered unsuitable for allocation.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land at Threefields, Felden</b>
Settlement	Hemel Hempstead
Reference	Hemel128R
Source / Previous Reference	Submitted as part of the 2020 Regulation 18 Consultation. PostR016
Area (ha)	3.7

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Main Centre
Current Use	Green space
Neighbouring Uses	Residential and green space

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Roughdown Common SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	14.2% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There is 1 protected tree on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is wholly within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Sheethanger Lane) although the lane is narrow and it is unclear if sufficient enhancements could be delivered in order to deliver a major development on this site. Access to local facilities and public transport is poor.

**Development Potential:**

Estimated density	25
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<b>Estimated development potential</b>	92
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**Officer Conclusion:**

<b>Suitability</b>	Unsuitable: it is not clear how safe and suitable access could be achieved to the site.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Barnes Lodge Field</b>
Settlement	Kings Langley
Reference	KLang010R
Source / Previous Reference	Rural SHLAA (2020) Rural088
Area (ha)	5.3

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. The site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (A4251 Hempstead Road); good access to public transport and local facilities

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	131

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation: site forms part of the important gap separating Hemel Hempstead and Kings Langley.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Hill Farm</b>
Settlement	Kings Langley
Reference	KLang011R
Source / Previous Reference	Rural SHLAA (2020) Rural089
Area (ha)	9.3

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agriculture
Neighbouring Uses	Mixed use including residential and agricultural.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 2 listed buildings within 100m of the site.
Conservation Areas	Site is adjacent to the Kings Langley conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.8% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 4.1% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 10.5% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has an existing access from Love Lane. The majority of the existing access appears wide enough to accommodate two-way

	traffic and at least one footpath. However, there appears to be a pinch point at its junction with Love Lane and it may not be possible to provide a continuous footpath into the site; local facilities are available and the site has good access to public transport.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	231

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Access for this site and the impact on the local road network is of particular concern.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land North of Coniston Road</b>
Settlement	Kings Langley
Reference	KLang015R
Source / Previous Reference	Rural SHLAA (2020) Rural094
Area (ha)	2.8

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 7.6% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 10.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 14.7% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has no direct access to the local road network, and would have to be accessed via an existing housing allocation (H/18 - Land adjacent to Coniston Road, Kings Langley) '. Access from Barnes

	Lane, which is narrow and winding, does not appear possible. Local facilities are available; reasonable access to public transport.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	70

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Access to this site is an issue as well as its sensitive location in Green Belt terms.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Rectory Farm</b>
Settlement	Kings Langley
Reference	KLang017R
Source / Previous Reference	Rural SHLAA (2020) Rural097
Area (ha)	8.3

#### Land Use:

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Large Village
Current Use	Agriculture and farm buildings
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	0.5% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 8 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 1.5% of the site is within flood zone 3</li> <li>• 28.4% of the site is within flood zone 2</li> <li>• 17.8% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 25.5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 41.3% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would be unlikely to impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is wholly within the Green Belt. Sub-area would not compromise the ability of the wider Green Belt to meet its purposes.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (Rectory Lane/Gade Valley Close/Kings Meadow); local facilities available; good access to public transport
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	208

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Flood risk is an issue and the site is sensitive in Green Belt terms relative to the strategic gap between Hemel Hempstead and Kings Langley.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>New settlement near Long Marston</b>
Settlement	Wider Countryside (Long Marston)
Reference	LMar002R
Source / Previous Reference	Rural SHLAA (2020) Rural155L
Area (ha)	221.1

#### Land Use:

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Small Village within the Rural Area
Current Use	Agricultural land and recreational grounds
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site is adjacent to the Mentmore Towers (Grade II*) Registered Park/Garden.
Listed Buildings	There is 1 listed building on the site. There is 1 listed building within 100m of the site.
Conservation Areas	Site is adjacent to the Long Marston conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• Part of the site is affected by flood zones 2 and 3.</li> <li>• The site is susceptible to surface water flooding.</li> <li>• Part of the site is at risk of reservoir flooding.</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Due to the scale of the site, significant development could impact the setting of the Chilterns AONB. Any such impacts would be limited to long term views.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Station Road and Cheddington Lane); very limited bus service to village, local facilities are also limited. The site is approx. 2.4 miles from

	Cheddington railway station. The scale of the site would likely result in the delivery of significant new services and facilities. Significant upgrades would likely be required to the immediate and wider transport network in order to accommodate large scale development in this location.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	5528

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. There are multiple constraints across this site, including flood risk and heritage. The impact of this site on the local road network is also of particular concern.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Fields off Green Lane</b>
Settlement	Markyate
Reference	Mark009R
Source / Previous Reference	Rural SHLAA (2020) Rural106
Area (ha)	5.0

**Land Use:**

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Large Village
Current Use	Agriculture and farm buildings
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site has frontage onto the A5183 and Green Lane. However, Green Lane is narrow with limited visibility and is considered unsuitable to support residential development. It is considered unlikely that access directly from A5183 would be supported by the highway authority, although required visibility splays are achievable; local facilities available; good access to public

	transport. Pedestrian and cycle connections from the north of the site to the centre of Markyate are facilitated by the bridge across the A5183.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	125

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation. Site may impact on the setting of the Chilterns AONB and does not relate well to the existing built up area of Markyate, south of the A5183.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>London Road</b>
Settlement	Markyate
Reference	Mark014R
Source / Previous Reference	Rural SHLAA (2020) Rural114
Area (ha)	6.3

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Large Village
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	<p>Site does not have a low risk of flooding.</p> <ul style="list-style-type: none"> <li>• 1.9% of the site is within flood zone 3</li> <li>• 6.8% of the site is within flood zone 2</li> <li>• 9.6% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 13.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 21.1% of the site is at risk of surface water flooding (1 in 1000)</li> <li>• 6.0% of the site is within the historic flood map</li> <li>• 18.5% of the site is at risk of reservoir flooding (dry day)</li> <li>• 27% of the site is at risk of reservoir flooding (wet day)</li> </ul>
Chilterns AONB	<p>Site is not within or adjacent to the Chilterns AONB.</p> <p>Site may impact the setting of the Chilterns AONB due to its proximity.</p>
Green Belt	<p>Site is wholly within the Green Belt.</p> <p>Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes.</p>
AQMA	Site is not within 800m of a designated AQMA.

Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The access road for the site off London Road would have to cross Flood Zone 2/3. As such it would be subject to a Flood Risk Assessment, Exception Test and suitable design. The site is within the general presumption of 300 dwelling capacity for a single point of access (based on the Roads in Hertfordshire Design Guide), although this should be considered just a starting point and each case should be determined against local circumstances. Capacity of the Dammersey Close/London Road junction would be one potential constraint. Another risk is that there could be a ransom strip between Dammersey Close and the site boundary. Overall, the site would be potentially suitable but with major constraints on the access criterion.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	157

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Flood risk is a particular concern with access required to be delivered over the River Ver.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Icknield Way</b>
Settlement	Tring
Reference	Tring009
Source / Previous Reference	Site Allocations DPD (2017) LA5
Area (ha)	0.75

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Small Village within the Rural Area
Current Use	Green Space
Neighbouring Uses	Residential and Agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC. Site is approximately 4.87km from the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	No direct access to local road network, no scope to widen access via Rosebarn lane. Site access would rely on development at Wils002R itself reliant on Wils001R0. No local facilities; reasonable access to public transport.

**Development Potential:**

Estimated density	Allocation
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<b>Estimated development potential</b>	50
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**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation as there is now evidence that there is a reasonable prospect of employment generating uses coming forward on the site coming forward, it should be retained accordingly.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Dunsley Farm</b>
Settlement	Tring
Reference	Tring016R
Source / Previous Reference	Rural SHLAA (2020) Rural122
Area (ha)	56.6

#### Land Use:

Greenfield / Brownfield	Mixture
Settlement Hierarchy	Market Town
Current Use	Agriculture and farm buildings, and small-scale commercial
Neighbouring Uses	Mixed use including residential and agriculture.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Oddy Hill and Tring Park SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	28.7% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site is adjacent to the Tring Park (Grade II) Registered Park/Garden.
Listed Buildings	There are no listed buildings on the site. There are 7 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.9% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 2% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 11.7% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site area is 34.2% in the Chilterns AONB. The part of the site not within the AONB may impact the setting of the Chilterns AONB due to its close proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area may partially compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (London Road and Cow Lane); local facilities available; good access to public transport.
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**Development Potential:**

Area deduction for Constraints (ha)	40.2
Estimated density	25
<b>Estimated development potential</b>	410

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Part of the site is a Local Wildlife Site and should not be developed on. Site may impact on the setting of the Chilterns AONB.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Land East of Tring</b>
Settlement	Tring
Reference	Tring018R
Source / Previous Reference	Rural SHLAA (2020) Rural124
Area (ha)	119.1

#### Land Use:

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture and farm buildings
Neighbouring Uses	Residential and agricultural

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Tring Reservoirs SSSI and Pitstone Quarry SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	0.1% of the site contains a designated wildlife site
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 3 listed buildings within 100m of the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (8.7%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.4% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 1.5% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 11.3% of the site is at risk of surface water flooding (1 in 1000)</li> </ul>
Chilterns AONB	Site is adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its close proximity.
Green Belt	Site is wholly within the Green Belt. Sub-area would compromise the ability of the wider Green Belt to meet its purposes
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 2 and 3
Landfill records	The site is not located within or overlapping a historic landfill site

Transport and Access	The site is accessible from the local road network (Bulbourne Road, Station Road - Marshcroft Lane is not suitable for vehicular access); local facilities available; good access to public transport.
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**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	2977

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Site is within the setting of the Chilterns AONB. The impact on the local road network is also of concern. Site is more sensitive in Green Belt terms.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land north of Icknield Way</b>
Settlement	Tring
Reference	Tring020R
Source / Previous Reference	Rural SHLAA (2020) Rural126
Area (ha)	8.8

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture and football ground
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Tring Reservoirs SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. The Green Belt Review concluded that this land should be excluded from further assessment and be retained as Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 2
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Icknield Way); local facilities available; good access to public transport

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	291

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation. Site does not relate well to the existing built up area of Tring, south of Icknield Way.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>New Mill</b>
Settlement	Tring
Reference	Tring025R
Source / Previous Reference	Rural SHLAA (2020) Rural132
Area (ha)	14.7

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Mixed use including residential

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Tring Reservoirs SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. The Green Belt Review concluded that this land should be excluded from further assessment and be retained as Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Bulbourne Road); local facilities available; good access to public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	367

**Officer Conclusion:**

<b>Suitability</b>	Suitable for further consideration with major constraints. Site is within the setting of the Chilterns AONB. Site is more sensitive in Green Belt terms.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land north of Icknield Way</b>
Settlement	Tring
Reference	Tring028R
Source / Previous Reference	Submitted as part of the 2020 Regulation 18 Consultation. PostR009
Area (ha)	8.5

**Land Use:**

Greenfield / Brownfield	GF
Settlement Hierarchy	Market Town
Current Use	Agriculture
Neighbouring Uses	Residential and agricultural

**Assessment:**

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is unlikely to impact upon a designated conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site is not located within or adjacent to an area of archaeological significance.
Flood Risk	Site has a low risk of flooding.
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site may impact the setting of the Chilterns AONB due to its proximity.
Green Belt	Site is wholly within the Green Belt. The Green Belt Review concluded that this land should be excluded from further assessment and be retained as Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 2
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	The site is accessible from the local road network (Icknield Way); local facilities available; good access to public transport

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	211

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation. Site does not relate well to the existing built up area of Tring, south of Icknield Way.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.



<b>Site Name</b>	<b>Grange Road</b>
Settlement	Wider Countryside (Wilstone)
Reference	Wils002R
Source / Previous Reference	Rural SHLAA (2020) Rural139
Area (ha)	2.1

#### Land Use:

Greenfield / Brownfield	Mixture (allotments outside the built-up area count as previously-developed land)
Settlement Hierarchy	Small Village within the Rural Area
Current Use	Agricultural
Neighbouring Uses	Residential and agricultural.

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is within 800m of the Tring Reservoirs SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site.
Conservation Areas	Site is adjacent to the Wilstone conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site partially contains or overlaps an area of archaeological significance (1%).
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 100% of the site is at risk of reservoir flooding (wet day)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB. Site would unlikely impact the setting of the Chilterns AONB due to distance and intervening features.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	No direct access to local road network, requires access via 'Lock Field Tring Road'; no local facilities; reasonable access to public transport. Access via existing cul-de-sac of Grange Road, which is single-lane and narrow in some locations due to on-street parking, looks significantly problematic.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	52

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation. Site is located in a less sustainable part of the borough. There are concerns about how safe site access could be achieved and the impact on the local road network.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.

<b>Site Name</b>	<b>Land to the rear of New Road</b>
Settlement	Wider Countryside (Wilstone)
Reference	Wils006R
Source / Previous Reference	Call for Sites (2021) LPSReg018
Area (ha)	2.6

#### Land Use:

Greenfield / Brownfield	
Settlement Hierarchy	Small Village within the Rural Area
Current Use	
Neighbouring Uses	

#### Assessment:

Chilterns Beechwoods SAC	Site is not within the 500m Exclusion zone around the CBSAC.
Sites of Specific Scientific Interest	Site is not within 800m of a SSSI
Ancient Woodland	Site does not contain any ancient woodland.
Wildlife Sites	Site does not contain a designated wildlife site.
Local Nature Reserve	Site is not within 400m of a local nature reserve.
Tree Preservation Order	There are 0 protected trees on the site.
Source Protection Zone	Site is not located within source protection zone 1.
Scheduled Ancient Monument	Site does not wholly or partially contain any scheduled ancient monuments.
Registered Parks and Gardens	Site does not wholly or partially contain any registered parks/gardens.
Listed Buildings	There are no listed buildings on the site. There are 4 listed buildings within 100m of the site.
Conservation Areas	Site is partially (0.9%) within the Wilstone conservation area
Locally registered parks and gardens	Site does not wholly or partially contain any locally registered parks/gardens.
Area of archaeological significance	Site wholly consists of an area of archaeological significance.
Flood Risk	Site does not have a low risk of flooding. <ul style="list-style-type: none"> <li>• 0.8% of the site is at risk of surface water flooding (1 in 30)</li> <li>• 1.4% of the site is at risk of surface water flooding (1 in 100)</li> <li>• 10.5% of the site is at risk of surface water flooding (1 in 1000)</li> <li>• 99.9% of the site is at risk of reservoir flooding (wet day)</li> </ul>
Chilterns AONB	Site is not within or adjacent to the Chilterns AONB.
Green Belt	Site is not within the Green Belt.
AQMA	Site is not within 800m of a designated AQMA.
Agricultural Land Classification	Grade 3
Landfill records	The site is not located within or overlapping a historic landfill site
Transport and Access	No direct access to local road network, no scope to widen access via Rosebarn lane. Site access would rely on development at Wils002R itself reliant on Wils001R0. No local facilities; reasonable access to public transport.

**Development Potential:**

Estimated density	25
<b>Estimated development potential</b>	64

**Officer Conclusion:**

<b>Suitability</b>	Unsuitable for allocation. Site is located in a less sustainable part of the borough. There are concerns about how safe site access could be achieved and the impact on the local road network.
<b>Availability</b>	Site is promoted for development
<b>Achievability</b>	Site is generally viable to deliver all types of residential development.