



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

November 2008

This Schedule has been prepared by the Spatial Planning Unit, Planning & Regeneration Service, Dacorum Borough Council.

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INTRODUCTION

This Supplementary Schedule of Site Appraisals supports the Site Allocations DPD Supplementary Issues and Options Paper (November 2008). It also supplements earlier technical work published in November 2006 (Dacorum's Schedule of Site Appraisals – November 2006) and together they support the early stages of the Site Allocation Development Plan Document (DPD).

The document comprises a summary of all additional sites that have been considered through the initial 'Issues and Options' stage, up until 1st November 2008 and subsequent to earlier consultation on sites during November 2006/January 2007. The format of the document broadly follows that from the earlier consultation, but this time includes:

- those housing sites emerging from work on the Strategic Housing Land Availability Assessment (SHLAA);
- progress on previous sites; and
- potential location for gypsy and travellers sites in the Scott Wilson's report: Accommodation needs of Gypsies and Travellers in South West Hertfordshire – Stage Two (September 2006) (Scott Wilson report).

Many of the recommendations regarding sites have continued to come from a range of technical studies carried out by specialist consultants on behalf of the Council and do not necessarily have the support of landowners. Furthermore, there are a number of sites that link back to earlier sites in the November 2006 Site Appraisal schedules. They have been included for a variety of reasons including additional information on more detailed boundaries, amended site areas, comprehensive development options or other uses being promoted etc.

This Schedule provides an initial appraisal only and is based on the information submitted. The fact that a site has been included does not imply that the Council either does or does not support it.

At the preferred strategy stage, a number of issues will need to be considered in more detail with each site. These include:

- whether a site would require significant levels of new infrastructure;
- whether there are any known factors that would prevent it coming forward within the plan period for the uses(s) proposed; and
- its accessibility in relation to the public transport network and principal road network.

Many of the sites are discussed further in the Council's Site Allocations Supplementary Issues and Options Paper (November 2008).

A sustainability appraisal report is available for information and comment with this document (see below).

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

What are the sources of the sites considered?

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

- Further technical studies since November 2006 undertaken by or on behalf of the Council.
- Landowners (both public and private).
- Agents acting on behalf of landowners.
- House builders and developers.
- Members of the public.

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

Some sites are listed more than once. This is because they either vary in terms of site area or have been put forward for different types of uses.

How have the sites been categorised?

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

How have these sites been assessed?

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

The issues considered under each section of the proforma are outlined in Figure 1 below.

A separate sustainability appraisal report has been prepared on an independent basis by consultants for the Council, C4S and Halcrow (Sustainability Appraisal and Strategic Environmental Assessment Working Note on Initial Issues and Options (November 2008). This is published separately and includes an initial assessment of the sustainability conclusions for each site in the Schedule of Site Appraisals (October 2008).

How do I find out exactly where these sites are?

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

Housing

Housing sites are covered by the Council's Strategic Housing Land Availability Assessment (SHLAA) (November 2008), as well as the Schedule of Site Appraisals. Copies of the SHLAA are available for reference purposes from local libraries and from Planning Reception at the Civic Centre, Marlowes, Hemel Hempstead.

Gypsies and Travellers

In reality they indicate broad locations rather than specific sites, and the bulk of these have been identified through the Scott Wilson report: Accommodation Needs of Gypsies and Travellers in South West Hertfordshire – Stage Two (September 2006). Copies of the report are available for reference purposes from local libraries and from Planning Reception at the Civic Centre, Marlowes, Hemel Hempstead.

Part 4 looks at certain sites within the Schedule of Site Appraisals to highlight key issues/ progress since November 2006.

Figure 1

Scope of Initial Site Appraisal

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

Note 1:

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

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

Note 2:

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

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

¹ The term 'Settlement' refers to the towns, villages and selected small villages identified in the Dacorum Borough Local Plan 1991-2011.

PART ONE

Site Proformas

New and Amended Sites Considered

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

Key to Sites Considered:

- (1) p.p. Site has planning permission for housing
- s.s Strategic site – the site will be considered fully as part of the Green Belt review around Hemel Hempstead through the Core Strategy (consultation due mid 2009)
- (2) The reference in the Strategic Housing Land Availability Assessment

List of Sites Considered

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
H/h48a	Land at Gadebridge North (Boxted Farm)		GAD43
H/h62a	Land at Pouchen End	SS	CHA28, CHA31
H/h62b	Land at Pouchen End Farm	SS	CHA28
H/h62c	Land at Chaulden Lane	SS	CHA31
H/h62d	Land west of Hemel Hempstead	SS	
H/h67a	Land at Fields End Farm	SS	CHA28
H/h71a	Land at Friend at Hand, London Road		
H/h77	Land south of Link Road, Gadebridge		
H/h82	Hendalayk, off Roughdown Villas road		BOV61
H/h84	Land at Fields End Lane		WE28
H/h86	Land off Featherbed Lane		APS33
H/h89	Land adj. Red Lion PH, Nash Mills Lane	SS	HSP68
H/h90	Land adj. 7-8 Meadow Way		BOV64
H/h93	Land at Holtsmere End	SS	

Garage Sites to Residential			
Site Code	Site Address	(1)	(2)
H/h87	Garage block, adj. 69 Long John		BEN35
H/h88	Garage block, The Noakes		GAD44

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
H/h17a	East Frogmore Road		
H/h60a	Sappi (Site A), Belswains Lane	SS	NM13
H/h75	Breakspear House, Maylands Avenue		
H/h76	Former Texaco petrol filling station, adjacent Plough Roundabout		CH28, CH32
H/h85a	Bishops Yard, Mark Road / Farmhouse Lane		
H/h85b	Land adjacent to Bishops Yard, Mark Road / Farmhouse Lane		

Leisure to Residential			
Site Code	Site Address	(1)	(2)
H/h80	Leverstock Green Lawn Tennis Club,		LG42

	Grasmere Close		
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Social and Community to Residential/Mixed Use			
Site Code	Site Address	(1)	(2)
H/h78	Greenhills Day Centre, Tenzing Road		AE41
H/h92	Boxmoor House School, Box Lane		BOV59

Other to Residential			
Site Code	Site Address	(1)	(2)
H/h79	Land at Fletcher Way		
H/h81	Land adjacent to Hemel Hempstead Railway Station, London Road		

SOCIAL AND COMMUNITY

Employment to Social and Community			
Site Code	Site Address	(1)	(2)
H/c4	Maylands Business Area and adjoining land		AE44

RETAIL

Employment to Retail			
Site Code	Site Address	(1)	(2)
H/r4	Breakspear House, Maylands Avenue		AE44
H/r5	Former Texaco PFS, adjacent Plough Roundabout	PP	CH28, CH32

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
H/L7	Sappi (Site B), Belswains Lane	SS	

Open Land to Residential or Leisure			
Site Code	Site Address	(1)	(2)
H/h83	Two Waters East		APS55
H/h91	Land adj. Highfield House, Jupiter Drive		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
H/o1	Hunting Gate Wood		
H/o2	Woodland between Hawthorn Lane and Martindale Road		
H/o3	Warners End Wood		
H/o4	Trouvere Park		
H/o5	Brickmakers Lane Allotments		
H/o6	Dell at The Crofts		
H/o7	Longdeans School and Woodfield School		
H/o8	Hobletts Manor School		
H/o9	Martindale School		WE29
H/o10	Woodland belt Maylands Avenue		
H/o11	Woodland belt off Tewin Road		
H/o12	Berkeley Square/Cuffley Court, Bayford Close		
H/o13	Datchet Close		
H/o14	Adjoining Howe Grove		

Amend Existing Town Centre Designation			
Site Code	Site Address	(1)	(2)
H/tcb1	Former Texaco PFS, adjacent Plough Roundabout		CH28, CH32

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Be/h2a	Land south of Upper Hall Park		BE25
Be/h2b	Land adjacent to Ashlyns Farm and Ashlyns Hall		
Be/h2c	Land adjacent to Ashlyns Lodge, Chesham Road		BE24
Be/h2d	Land west of Chesham Road		
Be/h2e	Land south of Kingshill Way		BW26
Be/h10	Hanburys, Shootersway		BW25
Be/h14	British Film Institute, Kingshill Way		BW24
Be/h15	Land at Darfield, Shootersway / Darrs Lane		
Be/h17	Land rear of Shootersway, Berhamsted		

Other to Residential			
Site Code	Site Address	(1)	(2)

Be/h11	Land north east of Admiral Way / Tortoiseshell Way		
Be/h12	Land at Durrants Lane and Shootersway		N13, NM13
Be/h13	Berkhamsted Football Club, Broadwater		BC40
Be/h16	Land at Manor Street		

SOCIAL / COMMUNITY

Green Belt to Social and Community Use			
Site Code	Site Address	(1)	(2)
Be/c2	British Film Institute, Kingshill Way		BW24

Other to Social and Community Use			
Site Code	Site Address	(1)	(2)
Be/c3	Water Lane / High Street		BC41
Be/c4	Land at Durrants Lane and Shootersway		N13, NM13

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
Be/L2	Land at Durrants Lane and Shootersway		N13, NM13
Be/L3	Land south of Upper Hall Park and east of Swing Gate Lane		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
Be/o1	St Mark's Church grounds		
Be/o2	Bridle Way		
Be/o3	Victoria Junior School		
Be/o4	St Peter's Church grounds		
Be/o5	Edgeworth House, High Street		
Be/o6	Swing Gate Junior School		

TRING

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
T/h15	Land north of Icknield Way / south of Grand Union Canal		

T/h16	Land north of A41 (adj. London Lodge)		
T/h17	Land south of A41 (West Leith Woodlands)		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
T/h7a	64-68 Akeman Street		TW46

LEISURE & RECREATION

Green Belt to Leisure			
Site Code	Site Address	(1)	(2)
T/L5	Waterside Way, land north of Icknield Way		

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
T/o1	Frances de la Salle School		

BOVINGDON

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
Bov/h2a	Land rear of Green Lane and Austin Mead		
Bov/h5a	Land off Shantock Lane		
Bov/h8	Land at Duck Hall Farm		
Bov/h9	Land at Green Lane		
Bov/h10	Land at Bovingdon Airfield		

SOCIAL / COMMUNITY

Other			
Site Code	Site Address	(1)	(2)
Bov/c2	Land rear of Green Lane and Austin Mead, Bovingdon		

LEISURE & RECREATION

Amend Existing and create new Open Land Designations			
Site Code	Site Address	(1)	(2)
Bov/o1	Old Dean		
Bov/o2	Lancaster Drive		

KINGS LANGLEY

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
KL/h8	Land north-east of A41 Bypass		
KL/h9	Land south-west of A41 Bypass		
KL/h10	Land east of Watford Road		
KL/h11	Land adjacent 119 Hempstead Road		
KL/h12	Land at Rucklers Lane		

Other to Residential			
Site Code	Site Address	(1)	(2)
KL/h6	Garages rear of Waterside		
KL/h7	Scout Hall, rear of Great park		

EMPLOYMENT/COMMUNITY

Green Belt to Employment/Community			
Site Code	Site Address	(1)	(2)
KL/c2	Rectory Farm, Rectory Lane		

MARKYATE

RESIDENTIAL

Employment to Residential / Mixed			
Site Code	Site Address	(1)	(2)
M/h2a	Markyate General Employment Area, Hicks Road		WA21, WA40

OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential			
Site Code	Site Address	(1)	(2)
O/h10	Land opposite Bowling Cottage, Chequers Hill, Flamstead		
O/h11	Land at The Orchard, Little Heath Farm, Little Heath Lane, Potten End		
O/h13	Land in Bourne End village, Bourne End		
O/h20	Land off Bourne End Lane, Bourne End		
O/h21	Land west of Woodcroft Farm, Water End Road, Potten End		
O/h22	Land off Potten End Hill, Potten End		
O/h23	Land south of the A41 Bypass, Wigginton		
O/h24	Land north of Wigginton		
O/h30	Land adjacent The Willows, Potten End Hill, Water End		

Rural Area to Residential			
Site Code	Site Address	(1)	(2)
O/h12	Land at Rosebarn Lane, Wilstone		
O/h16	Land at Astrope Lane, Long Marston		
O/h17	Land at Marston Place, Chapel Lane, Long Marston		
O/h19	Land south west of Wilstone		
O/h25	Land at James Farm, Wilstone		
O/h26	Land north of Lower Icknield Way, Wilstone		
O/h27	Land south of Lower Icknield Way, Wilstone		
O/h28	Land south of Tringford Farm, Wilstone		
O/h29	Land at The Green, Little Gaddesden		

Employment to Residential / Mixed Use			
Site Code	Site Address	(1)	(2)
O/h15	Egg Packing Facility, Lukes Lane, Gubblecote		TW54

Other to Residential			
Site Code	Site Address	(1)	(2)
O/h18	Garage Block, Nunfield, Chipperfield (DBC submission)		BOV60

SELECTED SMALL VILLAGE BOUNDARY

Amend Existing boundary to Selected Small Village in the Green Belt Designation			
Site Code	Site Address	(1)	(2)
O/smlvb1	Garden Scene Nursery, Chipperfield		BOV56
O/smlvb2	Vicarage Road, Potten End		

NEW AND AMENDED SITES – PROFORMAS

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential

Site Reference	H/h48a
Site Address	Land at Gadebridge North (Boxted Farm), Hemel Hempstead
Area (ha)	55ha
Current Use	Open arable land
Proposed Use	Housing
Potential site capacity	New residential neighbourhood (i.e. approximately 1,000 units)
Identified by	David Lock Associates (on behalf of Fairfield Partnership)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a),5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt and topography of the site. Forms part of a strategic Site Allocation H/h48 (Gadebridge North, Hemel Hempstead). Refer to Core Strategy Issues and Options Paper (Area 7).
Time-scale	Not known.
Sustainability Conclusion	Some parts are close to local shops and facilities, but additional services would need to be provided. Representation suggests that development would accommodate other facilities (e.g. primary school, local centre, and open space etc.). Topography of site could affect pedestrian / cycle accessibility. Refer to Core

	Strategy Issues and Options Paper (Area 7).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h62a
Site Address	Land at Pouchen End, Hemel Hempstead
Area (ha)	55.1ha
Current Use	Agricultural Land
Proposed Use	Housing, community uses and open space
Potential site capacity	Potential new residential neighbourhood
Identified by	Derek Proctor
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	This western part of Hemel Hempstead has been the subject of a number of representations from landowners who are all seeking a variety of parcels of land to be released from the Green Belt. A more comprehensive form of development is being promoted under site H/h62d, which this site closely follows the boundary of. Loss of Green Belt land. Consideration also needs to be given to the topography of the site. For more detailed consideration of issues refer to Core Strategy – Supplementary Issues & Options Paper (Area 6). See also response to H/h62 and 67 in the Schedule of Site Appraisals – November 2006.
Time-scale	Phase III of Housing Schedule in Dacorum Borough Local Plan 1991 – 2011 i.e. for development post 2011.
Sustainability Conclusion	The Inspector preferred Breakspear Way and Marchmont Farm as this site was not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities. For more detailed consideration refer to Core Strategy – Supplementary Issues & Options Paper (Area 6) and Dacorum Borough Local Plan 1991 – 2011 Environmental Appraisal Update (August 2003).

Next steps recommended	Consider further as a strategic housing site through the Core Strategy DPD.
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Site Reference	H/h62b
Site Address	Land at Pouchen End Farm, Hemel Hempstead
Area (ha)	20ha
Current Use	Agricultural Land
Proposed Use	Housing
Potential site capacity	Potential new residential neighbourhood (700 units based on 35 dph)
Identified by	Rapleys (on behalf of David Wilson Estates and Proctor Family Trust)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	This western part of Hemel Hempstead has been the subject of a number of separate representations from landowners who are all seeking a variety of parcels of land to be released from the Green Belt. A more comprehensive form of development is being promoted under site H/h62d. Loss of Green Belt land. Consideration also needs to be given to the topography of the site. For more detailed consideration of issues refer to Core Strategy – Supplementary Issues & Options Paper (Area 6). See also response to H/h62 and 67 in the Schedule of Site Appraisals – November 2006.
Time-scale	Phase III of Housing Schedule in Dacorum Borough Local Plan 1991 – 2011 i.e. for development post 2011.
Sustainability Conclusion	The Inspector preferred Breakspear Way and Marchmont Farm as this site was not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities. For more detailed consideration refer to Core Strategy – Supplementary Issues & Options Paper (Area 6) and Dacorum Borough Local Plan 1991 – 2011 Environmental Appraisal Update (August 2003).

Next steps recommended	Consider further as a strategic housing site through the Core Strategy DPD.
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Site Reference	H/h62c
Site Address	Land at Chaulden Lane, Hemel Hempstead
Area (ha)	1.33ha
Current Use	Open grazing field
Proposed Use	Housing
Potential site capacity	47 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land. Site could form part of a larger strategic release of land being promoted in partnership with adjoining landowners (see H/h62d). This would lead to the creation of a new neighbourhood scale development (+1,000 dwellings) in this part of Hemel Hempstead. Larger site has already been appraised under H/h62 and H/h67 in the Schedule of Site Appraisal – November 2006, and previously considered through the draft Dacorum Borough Local Plan 1991-2011. Loss of Green Belt and visual impact were the key issues raised at the Local Plan Inquiry.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Located close to a school and local centre (Chaulden). Scale of development in conjunction with adjoining land would justify a mix of community uses and supporting infrastructure, although the Inquiry Inspector considered the larger site was not a particularly sustainable location.

Next steps recommended	Consider further as part of a larger strategic housing site through the Core Strategy DPD.
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Site Reference	H/h62d
Site Address	Land West of Hemel Hempstead
Area (ha)	53.6ha
Current Use	Agricultural Land
Proposed Use	Housing, community uses and open space
Potential site capacity	Potential new residential neighbourhood (1,400 units)
Identified by	Rapleys (on behalf of Barratt Strategic Land)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	This western part of Hemel Hempstead has been the subject of a number of separate representations from landowners who are all seeking a variety of parcels of land to be released from the Green Belt. A more comprehensive approach to development is being promoted on this site. Loss of Green Belt land. Consideration also needs to be given to the topography of the site. For more detailed consideration of issues refer to Core Strategy – Supplementary Issues & Options Paper (Area 6). See also response to H/h62 and 67 in the Schedule of Site Appraisals – November 2006.
Time-scale	Phase III of Housing Schedule in Dacorum Borough Local Plan 1991 – 2011 i.e. for development post 2011.
Sustainability Conclusion	The Inspector preferred Breakspear Way and Marchmont Farm as this site was not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities. For more detailed consideration refer to Core Strategy – Supplementary Issues & Options Paper (Area 6) and Dacorum Borough Local Plan 1991 – 2011 Environmental Appraisal Update (August 2003).

Next steps recommended	Consider further as a strategic housing site through the Core Strategy DPD.
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Site Reference	H/h67a
Site Address	Land at Fields End Farm, Hemel Hempstead
Area (ha)	22ha
Current Use	Agricultural Land
Proposed Use	Housing, community uses, open space
Potential site capacity	Potential new residential neighbourhood (450 units)
Identified by	Vincent and Gorbing (on behalf of Taylor Woodrow)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	This western part of Hemel Hempstead has been the subject of a number of separate representations from landowners who are all seeking a variety of parcels of land to be released from the Green Belt. A more comprehensive form of development is being promoted under site H/h62d. Loss of Green Belt land. Consideration also needs to be given to the topography of the site. For more detailed consideration of issues refer to Core Strategy – Supplementary Issues & Options Paper (Area 6). See also response to H/h62 and 67 in the Schedule of Site Appraisals – November 2006.
Time-scale	Phase III of Housing Schedule in Dacorum Borough Local Plan 1991 – 2011 i.e. for development post 2011.

Sustainability Conclusion	The Inspector preferred Breakspear Way and Marchmont Farm as this site was not considered to be a sustainable location, due to prominent position in the landscape and poor accessibility to local facilities. For more detailed consideration refer to Core Strategy – Supplementary Issues & Options Paper (Area 6) and Dacorum Borough Local Plan 1991 – 2011 Environmental Appraisal Update (August 2003).
Next steps recommended	Consider further as a strategic housing site through the Core Strategy DPD.

Site Reference	H/h71a
Site Address	Land at Friend at Hand, London Road, HH
Area (ha)	0.13ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	4 (based on 35 dph)
Identified by	David Kann Associates (on behalf of Conack Homes Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Housing and an industrial complex bound the land. Site forms part of site H/h71 (London Road, Boxmoor, Hemel Hempstead – see Schedule of Site Appraisal – November 2006). Intensification of development within the Green Belt. Green Belt release considered (as part of a larger site) and rejected by Inspector at the Public Local Inquiry into the Dacorum Borough Local Plan 1991 – 2011.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Land is poorly related to local services and facilities. The Inquiry Inspector was concerned that its release would damage the form and function of the Green Belt.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h77
Site Address	Land south of Link Road, Gadebridge, Hemel Hempstead
Area (ha)	4.6ha
Current Use	Open Countryside/playing fields
Proposed Use	Housing
Potential site capacity	160 (based on 35 dph)
Identified by	Tribal MJP (on behalf of West Herts College)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(a)
Affects key environmental designation(s)?	Floodplain
Key land use issues raised	Loss of Green Belt land and intensification of development there. Isolated site within the Gade Valley that does not relate well to existing housing and neighbourhoods. Western edge of site falls within the River Gade floodplain. Location would impact on green entry into the town and the setting of Gadebridge Park and Piccotts End Conservation Area. Any loss of playing fields would need to be replaced.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Reasonably well located to local shops and services, but the Leighton Buzzard Road and Link Road could act as barriers for pedestrians and cyclists. .
Next steps recommended	Do not progress to next stage.

Site Reference	H/h82
Site Address	Hendelayk, off Roughdown Villas Road
Area (ha)	0.35ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	12 (based on 35 dph)
Identified by	The Boxmoor Trust
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Large number of trees on the site which would need to be retained/protected as part of any development. Site would relate well to pattern of existing housing on Roughdown Villas Road. While A41 would represent a defensible boundary, site does form a natural continuation of the adjoining Roughdown Common.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Land lies close to mainline railway station, but is not particularly well related to other local services and facilities.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h84
Site Address	Land at Fields End Lane, Hemel Hempstead
Area (ha)	7.96ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	260 (279 based on 35 dph)
Identified by	DLA Town Planning Ltd (on behalf of Mr and Mrs Gardener)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Potential coalescence with Potten End. Could be seen as an extension of the existing Fields End estate.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Reasonably well located to existing school, but at a further distance from other local shops and services.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h86
Site Address	Land off Featherbed Lane, Hemel Hempstead
Area (ha)	1.14ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	40 (based on 35 dph)
Identified by	Faulkners
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Currently provides a soakaway to serve the Manor Estate. Proximity to mainline railway line would give rise to amenity issues. Impact of the development on the soakaway. Northern section of site forms part of Local Plan proposal TWA20 which is land set aside for a community facility should the need arise to serve the planned expansion of the Manor Estate. Access would need careful planning to take into account the Featherbed Lane crossing over the railway line and the junction with King Edward Street
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Location is close to school, Apsley local centre, and job opportunities in the Apsley and Two Waters area.
Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD.

Site Reference	H/h89
Site Address	Land adj. Red Lion PH, Nash Mills Lane, Hemel Hempstead
Area (ha)	1.1ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	50
Identified by	Freeth Melhuish (on behalf of Punch Taverns plc)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Northern tip of site falls within floodplain.
Key land use issues raised	Loss of Green Belt land and intensification of development there. Part of site falls within Flood Zones 2 and 3. Potential coalescence with Kings Langley. Site forms part of a larger area (Area 2) considered under the Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead. It has also been considered as part of Site Allocation H/h44 (Nash Mills, Hemel Hempstead).
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Reasonably well located to existing school, but at a further distance from other local shops and services.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h90
Site Address	Land adjacent 7/8 Meadow Way
Area (ha)	0.12ha
Current Use	Paddock
Proposed Use	Housing
Potential site capacity	4 (based on 35 dph)
Identified by	David Kann Associates (on behalf of Conack Homes Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Site would relate well to pattern of existing housing on Roughdown Villas Road. Site is effectively landlocked as is enclosed by existing housing and A41 bypass. Planning permission granted for 3 houses (4/0208/97) but never implemented.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Land lies close to mainline railway station, but it is not particularly well related to other local services and facilities.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h93
Site Address	Land at Holtsmere End, Hemel Hempstead (Note – this is within the St Albans City and District Council area.
Area (ha)	35.2ha
Current Use	Open agricultural land
Proposed Use	Housing
Potential site capacity	1,760 (1,232 based on 35 dph)
Identified by	Strutt and Parker (on behalf of Mr William Barr)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Site lies within St Albans City and District Council. Potential coalescence with Redbourn. Would represent a major extension of development into the countryside as a new neighbourhood. Site crossed by electricity transmission lines. Forms part of a strategic site (Area 11) considered in detail under the Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (November 2006).
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Reasonably well located to existing school, and part of site lies near to Woodhall Farm Local Centre. Close to local job opportunities within the Maylands business area. Large enough site to support a mix of uses and infrastructure.
Next steps recommended	Consider further through Core Strategies of both Dacorum and St. Albans and East Hemel Hempstead Town Gateway Action Area Plan (to be prepared jointly with St. Albans Council).

Garage Sites to Residential

Site Reference	H/h87
Site Address	Garage Block adj. 69 Long John, Hemel Hempstead
Area (ha)	0.05ha
Current Use	Garage block
Proposed Use	Housing
Potential site capacity	2 (based on 35 dph)
Identified by	DBC Housing
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site is being brought forward by Hightown Praetorian Churches Housing Association for affordable housing. Potential loss of parking for existing local residents.
Time-scale	Not known.
Sustainability Conclusion	Re-use of a brown field site. Location is close to schools and large-scale retail and leisure uses at Jarman Fields.
Next steps recommended	Consider further through Site Allocations DPD. If considered to be surplus to requirements, progress to next stage.

Site Reference	H/h88
Site Address	Garage Block, The Nokes, Hemel Hempstead
Area (ha)	0.06ha
Current Use	Garage block
Proposed Use	Housing
Potential site capacity	2 (based on 35 dph)
Identified by	DBC Housing
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site is being considered by a Housing Association for affordable housing. Falls within a local centre. Could be linked with adjoining vacant church site to create a more comprehensive scheme.
Time-scale	Not known.
Sustainability Conclusion	Re-use of a brown field site. Location is close to schools, and services and facilities associated with Gadebridge (Rossgate) Local Centre.
Next steps recommended	Consider further through Site Allocations DPD. If considered to be surplus to requirements, progress to next stage.

Employment to Residential/Mixed

Site Reference	H/h17a
Site Address	East Frogmore Road, Hemel Hempstead
Area (ha)	1.0ha
Current Use	Employment (Frogmore General Employment Area)
Proposed Use	Housing or mixed use
Potential site capacity	35 (based on 35 dph)
Identified by	PLi Ltd (on behalf of GSB and Pall Mall Investments).
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Flood Plain
Key land use issues raised	Forms part of a designated General Employment Area (Frogmore Road), and its loss may undermine retention of remaining land (see site H/h17 in the Schedule of Site Appraisals – November 2006). Loss of this employment land not supported by the South West Hertfordshire Employment Space Study (January 2005) due to concerns over maintaining a spread of employment land across the town. This also needs to be considered in the context of jobs growth in the East of England Plan. Any housing would have to be accessed through the remaining employment area. Flood risk would need to be carefully assessed.
Time-scale	Not known.
Sustainability Conclusion	Adjacent to Apsley local centre. Good access to public transport. However, need to consider the need to maintain a spread of employment land within the town and avoid an over-concentration in the Maylands business area.
Next steps recommended	Consider further the need for the proposed designations / use and relative priority and in the context of the update of the employment space study.

Site Reference	H/h60a
Site Address	Sappi (Site A), Belswains Lane, Hemel Hempstead
Area (ha)	4.9ha
Current Use	Employment (vacant paper mill)
Proposed Use	Residential
Potential site capacity	150+ units
Identified by	Colliers CRE and CGMS on behalf of Sappi (UK) Limited
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Parts of area fall within floodplain.
Key land use issues raised	This site has already been appraised through H/h60 in the Schedule of Site Appraisals – November 2006, but represents a more detailed boundary to reflect a specific location for housing. Links to adjoining site H/L7, which seeks use of the land for open space and leisure in connection with the development. Loss of employment land (Nash Mills General Employment Area). Site on edge of settlement adjacent to the Green Belt. A number of brick and flint buildings within the site are of historic interest and should be retained. Demand for employment and residential uses should be considered in the context of the East of England Plan and the update of the employment land study.
Time-scale	Site predominantly vacant due to recent closure of mill.
Sustainability Conclusion	Brownfield site on the edge of Hemel Hempstead. Good access to train station and local facilities at Apsley and Kings Langley.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPD. Progress to next stage. Consideration should be given to the potential for a mixed-use development on the site.

Site Reference	H/h75
Site Address	Breakspear House, Maylands Avenue, Hemel Hempstead
Area (ha)	1.48ha
Current Use	Former Royal Mail distribution depot
Proposed Use	Mixed use (Employment, retail and residential)
Potential site capacity	Not known
Identified by	Planning Potential (on behalf of Kier Property Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Forms part of the Maylands Gateway (see site H/h31). Potential to improve quality and attractiveness of existing employment area with the enhancement of a gateway site to the Maylands business area. Demand for employment and other uses should be considered in the context of the East of England Plan, the Maylands Masterplan, and the Maylands Gateway that is currently being prepared.
Time-scale	Available now
Sustainability Conclusion	Brownfield site. Some distance from existing shops, facilities and bus / train stations, although development of this site could be linked to the development of other facilities to support the Maylands business area and adjoining residential areas. (See also related comments to H/h31)
Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD.

Site Reference	H/h76
Site Address	Former Texaco petrol filling station, adj Plough Roundabout, Hemel Hempstead
Area (ha)	0.15ha
Current Use	Car sales and valeting
Proposed Use	Mixed use development
Potential site capacity	5 (based on 35 dph)
Identified by	Planning and Regeneration (on behalf of First London Investment Group)/ Cllr Ian Anderson
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Flood Plain (Zone 3)
Key land use issues raised	Prominent and gateway site in commercial use and forms part of designated General Employment Area. Immediate area is mixed in character, although site is outside of the town centre boundary. Site could support a range of activities, but a mix of uses would make more effective use of the site (see also Site Allocations H/r4 and H/tcb1). Retailing would be more problematic as the location of the land is divorced from main town centre shopping and other town centre activities. Flood risk would need to be carefully assessed. Needs to be considered comprehensively in conjunction with adjoining land, particularly any access arrangement and impact of traffic on the Plough Roundabout.
Time-scale	Not known.
Sustainability Conclusion	Development on previously developed land. Located close to a range of local facilities and services within the town centre. The Plough roundabout is a barrier to pedestrian movement to town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h85a
Site Address	Bishops Yard, Mark Road/Farmhouse Lane, HH
Area (ha)	0.33ha
Current Use	Skip hire business
Proposed Use	Housing
Potential site capacity	12 (based on 35 dph)
Identified by	Mike Penning MP
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site in commercial use adjoining Maylands business area, but forming part of designated Residential Area. Housing abuts western boundary. Would need to consider relocating existing business. Could link into adjoining land to create a larger site (see site H/h85b) as part of a comprehensive development scheme.
Time-scale	Not known.
Sustainability Conclusion	Development on previously developed land. Located close to a range of local facilities and job opportunities.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h85b
Site Address	Land adjacent to Bishops Yard, Mark Road/Farmhouse Lane, Hemel Hempstead
Area (ha)	0.13ha
Current Use	Commercial use
Proposed Use	Housing
Potential site capacity	5 (based on 35 dph)
Identified by	Mike Penning MP
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site in commercial use adjoining Maylands business area, but forming part of designated Residential Area. Housing abuts western boundary. Would need to consider relocating existing business. Could link into adjoining land to create a larger site (see site H/h85a) as part of a comprehensive development scheme.
Time-scale	Not known.
Sustainability Conclusion	Development on previously developed land. Located close to a range of local facilities and job opportunities.
Next steps recommended	Consider further through Site Allocations DPD.

Leisure to Residential

Site Reference	H/h80
Site Address	Leverstock Green Lawn Tennis Club, Grasmere Close, Hemel Hempstead
Area (ha)	1.15ha
Current Use	Tennis Club
Proposed Use	Housing
Potential site capacity	40 (based on 35 dph)
Identified by	Leverstock Green Lawn Tennis Club
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site forms part of a wider area of designated Open Land and any additional development would undermine its integrity and affect its character. Residential development should not result in the loss of the leisure facility. The club is seeking to relocate to an alternative site (not currently secured) on the edge of the town.
Time-scale	Not known but would be dependent on alternative provision being made.
Sustainability Conclusion	Loss of private leisure/sports facilities in a sustainable location. A number of local facilities lie within a close or reasonable distance from the site.
Next steps recommended	Consider further the relative priorities in Site Allocations DPD.

Social and Community to Residential

Site Reference	H/h78
Site Address	Greenhills Day Centre, Tenzing Road, Hemel Hempstead
Area (ha)	0.77ha
Current Use	County Council day centre
Proposed Use	Housing
Potential site capacity	60 (27 based on 35 dph)
Identified by	Hertfordshire County Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The site is designated Open Land and thus built development would affect its open character. Any new development would be expected to be within the existing building footprint, and replacement community facilities provided unless it can be demonstrated that it is no longer needed. May be amenity issues relating to its location close to Hemel Hempstead Football Club (see site H/h50 in the Schedule of Site Appraisals (November 2006)).
Time-scale	Not known
Sustainability Conclusion	Close to schools and a range of local services and facilities based at the Adeyfield local centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h92
Site Address	Boxmoor House School, Box Lane, Hemel Hempstead
Area (ha)	2.15ha
Current Use	Vacant special needs school
Proposed Use	Housing
Potential site capacity	75 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Large site within a residential neighbourhood. Land is open in character with a number of trees within and on the perimeter of the site. Archaeology is of importance as site forms part of an area of archaeological significance and Schedule Ancient Monument. Loss of social and community use. Retention of the latter would be preferred, but non-community uses through conversion of existing buildings may be acceptable providing it respects the site's open setting and archaeology.
Time-scale	Not known
Sustainability Conclusion	Close to mainline railway station, but at a distance from a range of other local services and facilities.
Next steps recommended	Consider further through Site Allocations DPD. Progress dependent on operational decision of HCC in respect of education or other service.

Other to Residential

Site Reference	H/h79
Site Address	Land at Fletcher Way, Hemel Hempstead
Area (ha)	0.19ha
Current Use	Amenity space
Proposed Use	Housing
Potential site capacity	6-8 flats (7 based on 35 dph)
Identified by	Hertfordshire County Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Small grassed area with a number of mature trees around perimeter. Currently a Local Plan affordable housing proposals site (H12). A scheme was approved subject to a legal agreement (not completed). Seeking development for special needs housing scheme or for general-purpose housing.
Time-scale	Not known
Sustainability Conclusion	Close to schools and a range of local services and facilities based at the Bellgate local centre and town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/h81
Site Address	Land adjacent to Hemel Hempstead Railway Station
Area (ha)	0.02
Current Use	Small commercial buildings
Proposed Use	Housing
Potential site capacity	1 (@ 40 dph)
Identified by	Network Rail
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies adjacent to main line railway station and forms part of Transport Proposal T14 (safeguarded railway land). Loss of commercial uses, although small scale. Unlikely to accommodate a significant number of units. May be amenity issues related to proximity to railway station. Small site that could reasonably be progressed through existing policy outside of Site Allocations process.
Time-scale	Not known.
Sustainability Conclusion	Lies adjacent to principal public transport facility although not immediately close to other local services. Re-use of brownfield site.
Next steps recommended	Consider further through Site Allocations DPD.

SOCIAL AND COMMUNITY

Employment to Social and Community

Site Reference	H/c4
Site Address	Maylands Business Area and adjoining land, Hemel Hempstead [not shown on "Sites Considered" Maps]
Area (ha)	Not specified
Current Use	Employment uses and open land
Proposed Use	Type 2 Police Station
Potential site capacity	1,000 sqm (for facilities)
Identified by	Hertfordshire Constabulary
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of employment and possibly open space. Demand for employment and other uses should be considered in the context of the East of England Plan, the Maylands Masterplan, and the Maylands Gateway brief and the update of the Roger Tym's employment land study both of which are currently being prepared.
Time-scale	Not known
Sustainability Conclusion	Mix of brownfield and greenfield land. Some distance from existing shops, facilities and bus / train station, although development of this site could be linked to the development of other facilities to support the Maylands business area and adjoining residential areas. (See also related comments to H/h22 and H/h31 in the Schedule of Site Appraisals – November 2006.)

Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Action Area Plan DPD.
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RETAIL

Employment to Retail

Site Reference	H/r4
Site Address	Breakspear House, Maylands Avenue, Hemel Hempstead
Area (ha)	1.48ha
Current Use	Former Royal Mail distribution depot
Proposed Use	Mixed use (Employment, retail and residential)
Potential site capacity	Not known
Identified by	Planning Potential (on behalf of Kier Property Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Forms part of the Maylands Gateway (see site H/h31). Potential to improve quality and attractiveness of existing employment area with the enhancement of a gateway site to the Maylands business area. Demand for employment and other uses should be considered in the context of the East of England Plan, the Maylands Masterplan, and the Maylands Gateway that is currently being prepared.
Time-scale	Available now
Sustainability Conclusion	Brownfield site. Some distance from existing shops, facilities and bus / train stations, although development of this site could be linked to the development of other facilities to support the Maylands business area and adjoining residential areas. (See also related comments to H/h31)

Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD.
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Site Reference	H/r5
Site Address	Former Texaco petrol filling station, adj Plough Roundabout, Hemel Hempstead
Area (ha)	0.15ha
Current Use	Car sales and valeting
Proposed Use	Retail (as part of mixed use development)
Potential site capacity	-
Identified by	Planning and Regeneration (on behalf of First London Investment Group)/ Cllr Ian Anderson
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Flood Plain (Zone 3)
Key land use issues raised	Prominent and gateway site in commercial use and forms part of designated General Employment Area. Immediate area is mixed in character, although site is outside of the town centre boundary. Site could support a range of activities, but a mix of uses would make more effective use of the site (see Site Allocation H/h76). Retailing would be more problematic, apart from that previously associated with the former petrol station use, as the location of the land is divorced from main town centre shopping and other town centre activities. Flood risk would need to be carefully assessed. Needs to be considered comprehensively in conjunction with adjoining land, particularly any access arrangement and impact of traffic on the Plough Roundabout.
Time-scale	Not known.

Sustainability Conclusion	Development on previously developed land. Located close to a range of local facilities and services within the town centre. The Plough roundabout is a barrier to pedestrian movement to town centre.
Next steps recommended	Do not progress to next stage.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	H/L7
Site Address	Sappi (Site B), Belswains Lane, Hemel Hempstead
Area (ha)	1.9ha
Current Use	Open land/overspill parking area related to former paper mill
Proposed Use	Open space
Potential site capacity	-
Identified by	Colliers CRE and CGMS on behalf of Sappi (UK) Limited
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Parts of area fall within floodplain.
Key land use issues raised	This site has already been appraised through H/h44 and H/h60 in the Schedule of Site Appraisals –November 2006. It also links to development of the adjoining site H/h60a for housing. Land is being offered as open space/leisure space in connection with this development. The Green Belt would benefit by the removal of the car parking area, although this could be retained depending on any potential parking demand for recreational and tourism related use and consideration of an improved location. The site is separated by Red Lion Lane and, therefore, would require improved crossing facilities.
Time-scale	Site predominantly vacant due to recent closure of mill.
Sustainability Conclusion	Part brownfield site on the edge of Hemel Hempstead. Good access to train station and local facilities at Apsley and Kings Langley.
Next Steps Recommended	Consider further through Core Strategy and Site Allocations DPD, although dependent on progress of related site H/h60a. Progress to next stage.

Open Land to Residential or Leisure

Site Reference	H/h83
Site Address	Two Waters East, Hemel Hempstead
Area (ha)	0.61ha
Current Use	Open grazing land
Proposed Use	Housing
Potential site capacity	21 (based on 35 dph)
Identified by	The Boxmoor Trust
<i>Preliminary Site Assessment</i>	
Type of site	1, 3,7(a)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	Loss of greenfield site that would lie in a prominent position on the junction with London Road and Two Waters Road. It forms part of a wider area of designated Open Land along the river corridor around Boxmoor. The land falls within the flood zone. Site previously considered for hotel development and rejected by Inspector at the Public Local Inquiry into the Dacorum Borough Local Plan 1991 – 2011. He was concerned over the detrimental impact of development on the open character of an important approach to the town and the risk of flooding.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site along river corridor. Development could offer opportunity to enhance the riverside ecology. Site is located close to a range of local services and facilities, particularly the Apsley Local Centre.

Next steps recommended	For the reasons given above do not progress to the next stage.
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Site Reference	H/h91
Site Address	Land Adj Highfield House, Jupiter Drive, Hemel Hempstead
Area (ha)	0.15ha
Current Use	Amenity space
Proposed Use	Housing
Potential site capacity	6-8 flats (7 based on 35 dph)
Identified by	Hertfordshire County Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies within a residential neighbourhood and forms part of a designated Open Land. Small amenity area with a number of trees providing a landscaped frontage to Highfield House. The trees are also protected by a Tree Preservation Order. Therefore loss of this feature and impact of any development on the trees would be a concern. Any development would impact on the character of the open land and the setting of the listed Highfield House.
Time-scale	Not known
Sustainability Conclusion	Close to schools and a range of local services and facilities based at the Bellgate and The Heights local centres.
Next steps recommended	For the reasons given above, do not progress to next stage.

Amend existing and create new Open Land designations

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> ● H/o1 Hunting Gate Wood (0.95 ha) ● H/o2 Woodland between Hawthorn Lane and Martindale Road (0.59 ha) ● H/o3 Warners End Wood (3.0 ha) ● H/o4 Trouvere Park (0.57) ● H/o5 Brickmakers Lane Allotments (0.58 ha) ● H/o6 Dell at the Crofts (0.32 ha) ● H/o7 Longdean School and Woodfield School (1.24 ha) ● H/o9 Martindale School (1.4 ha) ● H/o11 Woodland Belt off Tewin Road (0.31 ha) ● H/o13 Datchet Close (0.24 ha) ● H/o14 Adjoining Howe Grove (0.5 ha)
Current Use	Amenity land, woodland, allotment and school grounds
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	<p>The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. Therefore, the majority of sites are too small to warrant designation. Warners End Wood is already afforded protection as it is in the Green Belt and is actually outside the urban area. It would be inappropriate to designate Martindale School as Open Land pending decisions on its future use following its closure as a result of County school review. The remaining undesignated land around Longdean School and Woodfield School is in reality dominated by parking and school</p>

	buildings (although the school playing fields stay as open land).
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, do not progress to next stage.

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> ● H/o1 Hunting Gate Wood (0.95 ha) ● H/o8 Hobbletts School (3.3 ha) ● H/o10 Woodland belt Maylands Avenue (0.85 ha) ● H/o12 Berkley Square / Cuffley Court / Bayford Close (2.35 ha)
Current Use	Amenity land, woodland, allotment and school grounds
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. Therefore, the majority of sites are potentially acceptable as new designations. The wooded belt at Hunting Gate Wood would link to existing structural open land at Grove Hill Park. Hobbletts School has significant open land within its grounds. While slightly below the threshold the wooded belt at Maylands Avenue forms a continuous band of trees separating the business area from surrounding residential estate. The open land adjoining the flats around Berkley Square / Cuffley Court / Bayford Close form attractive amenity land and separate the built up areas from the adjoining open countryside.
Time-scale	Not known

Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, progress to next stage.

Amend existing Town Centre Designation

Site Reference	H/h76, H/r4, Htcb1
Site Address	Former Texaco petrol filling station, adj Plough Roundabout, Hemel Hempstead
Area (ha)	0.15ha
Current Use	Car sales and valeting
Proposed Use	Mixed use development
Potential site capacity	5 (based on 35 dph)
Identified by	Planning and Regeneration (on behalf of First London Investment Group)/ Cllr Ian Anderson
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Flood Plain (Zone 3)
Key land use issues raised	Prominent and gateway site in commercial use and forms part of designated General Employment Area. Immediate area is mixed in character, although site is outside of the town centre boundary. Site could support a range of activities, but a mix of uses would make more effective use of the site (see Site Allocation H/h76). Retailing would be more problematic as the location of the land is divorced from main town centre shopping and other town centre activities. Flood risk would need to be carefully assessed. Needs to be considered comprehensively in conjunction with adjoining land, particularly any access arrangement and impact of traffic on the Plough Roundabout.
Time-scale	Not known.
Sustainability Conclusion	Development on previously developed land. Located close to a range of local facilities and services within the town centre. The Plough roundabout is a barrier to pedestrian movement to town centre.

Next steps recommended	Do not progress to next stage.
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BERKHAMSTED

RESIDENTIAL

Green Belt to Residential

Site Reference	Be/h2a
Site Address	Land south of Upper Hall Park, Berkhamsted
Area (ha)	23.26 ha
Current Use	Agricultural land
Proposed Use	Housing
Potential site capacity	814 (based on 35 dph)
Identified by	Savills (on behalf of Legal and General Assurance Society)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt. Part of a larger parcel of land in a single ownership (reference sites Be/h2a – Be/h2e inc.). By itself and in conjunction with other sites it would result in a major strategic addition to the built-up area of the town. Site would be conspicuous from surrounding area on ridge top location. Contrary to East of England Plan, which does not support the release of land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Reasonably located in relation to schools, but less well served in respect of bus services and other local services. Valley side location may deter walking and cycling. Scale of development in conjunction with linked sites could justify a mix of uses and supporting infrastructure.

Next steps recommended	Scale of development should not be progressed if contrary to east of England Plan. A smaller scale could be considered further in the Core Strategy DPD, dependent upon the need for the proposed uses and their relative priority.

Site Reference	Be/h2b
Site Address	Land adjacent to Ashlyns Farm and Ashlyns Hall, Berkhamsted
Area (ha)	8.2 ha
Current Use	Agricultural land and
Proposed Use	Housing
Potential site capacity	287 (based on 35 dph)
Identified by	Savills (on behalf of Legal and General Assurance Society)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt. Part of a larger parcel of land in a single ownership (reference sites Be/h2a – Be/h2e inc.). By itself and in conjunction with other sites it would result in a major strategic addition to the built-up area of the town. Site would impact on the rural setting of Ashlyns Farm and Ashlyns Hall (listed). Not well related to existing pattern of housing. Contrary to East of England Plan, which does not support the release of land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Reasonably located in relation to schools, but less well served in respect of bus services and other local services. Ridge top location may deter walking and cycling. Scale of development in conjunction with linked sites could justify a mix of uses and supporting infrastructure.

Next steps recommended	Scale of development should not be progressed if contrary to east of England Plan. A smaller scale could be considered further in the Core Strategy DPD, dependent upon the need for the proposed uses and their relative priority.
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Site Reference	Be/h2c
Site Address	Land adjacent to Ashlyns Lodge, Chesham Road, Berkhamsted
Area (ha)	0.55 ha
Current Use	Agricultural land and housing
Proposed Use	Housing
Potential site capacity	19 (based on 35 dph)
Identified by	Savills (on behalf of Legal and General Assurance Society)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land. Part of a larger parcel of land in a single ownership (reference sites Be/h2a – Be/h2e inc.). In conjunction with other sites it would result in a major strategic addition to the built-up area of the town. Site is in an isolated position poorly related to existing housing, other development, and the edge of the town. Contrary to East of England Plan, which does not support the release of land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Reasonably located in relation to schools, but less well served in respect of bus services and other local services. The existing A416 roundabout may act as a barrier to pedestrian and cycle movements. Scale of development in conjunction with linked sites could justify a mix of uses and supporting infrastructure.

Next steps recommended	Scale of development should not be progressed if contrary to East of England Plan. A smaller scale could be considered further in the Core Strategy DPD, dependent upon the need for the proposed uses and their relative priority.
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Site Reference	Be/h2d
Site Address	Land west of Chesham Road, Berkhamsted
Area (ha)	2.7ha
Current Use	Agricultural land
Proposed Use	Housing
Potential site capacity	95 (based on 35 dph)
Identified by	Savills (on behalf of Legal and General Assurance Society)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land. Part of a larger parcel of land in a single ownership (reference sites Be/h2a – Be/h2e inc.). In conjunction with other sites it would result in a major strategic addition to the built-up area of the town. Site is in an isolated position poorly related to existing housing, other development, and the edge of the town. Contrary to East of England Plan, which does not support the release of land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Reasonably located in relation to schools, but less well served in respect of bus services and other local services. The existing A416 roundabout may act as a barrier to pedestrian and cycle movements. Scale of development in conjunction with linked sites could justify a mix of uses and supporting infrastructure.

Next steps recommended	Scale of development should not be progressed if contrary to East of England Plan. A smaller scale could be considered further in the Core Strategy DPD, dependent upon the need for the proposed uses and their relative priority.
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Site Reference	Be/h2e
Site Address	Land south of Kingshill Way, Berkhamsted
Area (ha)	4.57ha
Current Use	Agricultural land
Proposed Use	Housing
Potential site capacity	160 (based on 35 dph)
Identified by	Savills (on behalf of Legal and General Assurance Society)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land. Part of a larger parcel of land in a single ownership (reference sites Be/h2a – Be/h2e inc.). In conjunction with other sites it would result in a major strategic addition to the built-up area of the town. Site is in an isolated position poorly related to existing housing and the edge of the town. Has no immediate frontage onto Kingshill Way and access would need to be improved to the highway. Contrary to East of England Plan, which does not support the release of land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Reasonably located in relation to schools, but less well served in respect of bus services and other local services. Scale of development in conjunction with linked sites could justify a mix of uses and supporting infrastructure.

Next steps recommended	Scale of development should not be progressed if contrary to East of England Plan. A smaller scale could be considered further in the Core Strategy DPD, dependent upon the need for the proposed uses and their relative priority.
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Site Reference	Be/h10
Site Address	Hanburys, Shootersway, Berkhamsted
Area (ha)	1.7
Current Use	Extensive garden associated with Hanburys.
Proposed Use	Housing
Potential site capacity	60 (based on 35 dph)
Identified by	Mr & Mrs D Brightman
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 5 and 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies in Green Belt and forms part of open land between edge of the town and the A41 Bypass. Would represent a significant encroachment into open countryside. Contrary to the East of England Plan, which does not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site within the Green Belt. Located close to a primary and high school, although not well located to other services and facilities (principally to be found in the town centre). Ridge top location may deter cycling and walking.
Next steps recommended	Consider further the need for proposed use/designation and relative priority.
Site Reference	Be/h14 and Be/c2
Site Address	British Film Institute, Kingshill Way, Berkhamsted

Area (ha)	3.6ha
Current Use	Storage, repair and archiving of film and TV related items.
Proposed Use	Housing and/or community development
Potential site capacity	Not specified. Seeks enabling development to allow for rebuilding and improvement of existing facilities.
Identified by	Drivers Jonas (on behalf of the British Film Institute)
<i>Preliminary Site Assessment</i>	
Type of site	1 and 2 (the facilities provide for a number of buildings in an open setting), 4 (a), 5, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies in Green Belt and forms part of open land between edge of the town and the A41 Bypass. Acknowledge present activities are of national importance. Any additional enabling development would represent a significant encroachment into open countryside (see also site Be/c2). A number of listed buildings exist on the site and there may be scope to re-use some of these. Site considered by Local Plan Inquiry Inspector for removal from Green Belt and rejected. He was concerned over the impact of development on the openness of the Green Belt and that other alternatives for the operation had not been fully explored. Contrary to the East of England Plan, which does not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site within the Green Belt. Local Plan Inspector considered the site to be a remote location at a distance from the town centre and train station, and with no bus service passing the site. Located close to a primary and high school. Ridge top location may deter cycling and walking.

Next steps recommended	Consider further the need for proposed use/designation and relative priority through the Site Allocations DPD.
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Site Reference	Be/h15
Site Address	Land at Darfield, Shootersway / Darrs Lane, Berkhamsted
Area (ha)	1.1ha
Current Use	Paddock and former garden
Proposed Use	Housing
Potential site capacity	39
Identified by	Phillips Planning Services (on Behalf of Mrs J Henry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 5, 7(d)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Greenfield site in Green Belt. Would consolidate ribbon development along Darrs Lane in an isolated location at a distance from the edge of Berkhamsted. Built development would also impact on the AONB and the openness of the Green Belt. Contrary to the east of England Plan, which does not support the release of Green Belt land around the town for housing, or expansion of this settlement to accommodate significant new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site in Green Belt. Impact on character of AONB. It is poorly located in terms of access to public transport and to local facilities and services.
Next steps recommended	Contrary to key environmental designation and for the reasons above, do not progress to next stage.

Site Reference	Be/h17
Site Address	Land rear of Shootersway, Berkhamsted
Area (ha)	1.7ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	60 (based on 35 dph)
Identified by	David Raeside (on behalf of Bowyer and Davis)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 5, 7(d)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Greenfield site in Green Belt. Would consolidate ribbon development along Shootersway in an isolated location at a distance from the edge of Berkhamsted. Built development would also impact on the AONB and the openness of the Green Belt. Contrary to the East of England Plan, which does not support the release of Green Belt land around the town for housing, or expansion of this settlement to accommodate significant new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site in Green Belt. Impact on character of AONB. It is poorly located in terms of access to public transport and to local facilities and services.
Next steps recommended	Contrary to key environmental designation and for the reasons above, do not progress to next stage.

Other to Residential

Site Reference	Be/h11
Site Address	Land north east of Admiral Way / Tortoiseshell Way
Area (ha)	0.5
Current Use	Open space between two areas of housing.
Proposed Use	Housing
Potential site capacity	20 (@ 40 dph)
Identified by	Network Rail
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7 (b)
Affects key environmental designation(s)?	No
Key land use issues raised	Site lies above tunnel serving the main line railway service. Loss of valuable local amenity green and town has overall deficiency of open space. May be amenity issues related to proximity to railway line, including noise and vibration.
Time-scale	Not known.
Sustainability Conclusion	Located close to an employment area and primary and high schools. Valley side location may deter cycling and walking.
Next steps recommended	Do not progress to next stage.

Site Reference	Be/h12, Be/L2, Be/c4
Site Address	Land at Durrants Lane and Shootersway, Berkhamsted
Area (ha)	14.3ha
Current Use	Open land, school and playing field.
Proposed Use	Housing, new school and leisure space
Potential site capacity	250 houses
Identified by	Hertfordshire County Council / Egerton Rothesay School / Taylor Wimpey
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Land falls within the settlement boundary, although parts of the site facing onto Durrants Lane and Shootersway are designated Open Land. Site in multiple ownership and requires a comprehensive planning framework to deliver a range of uses. Covenant on site affects location of housing, which in turn has affected the delivery of the scheme in the form proposed in the Local Plan (Proposals H37, C1 and L1). A revised layout is being sought increasing the amount of housing and relocating it to the Shootersway frontage, with the reprovision of the school taking place on its existing site. An area of archaeological significance (Grim's Ditch) runs through the school land.
Time-scale	Not known
Sustainability Conclusion	Previous Local Plan Inquiry Inspector did not consider that the site was particularly accessible, but that the comprehensive package of development proposed were sufficient to outweigh its disadvantages in terms of this.

Next steps recommended	Consider further through Site Allocations DPD.
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Site Reference	Be/h13
Site Address	Berkhamsted Football Club, Broadwater, Berkhamsted
Area (ha)	1.14
Current Use	Football ground.
Proposed Use	Housing
Potential site capacity	45 (based on 40 dph)
Identified by	Governors of Ashlyns School
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site forms part of Open Land designation in Local Plan, but lies close to town centre and main line railway station. Sensitive location close to the Grand Union Canal. Any development of the site would have an impact on its open land setting and would result in the loss of local stadium facilities. There may be amenity issues (noise and vibration) associated with its proximity to the railway line. Replacement facilities are likely to be forced to a less sustainable greenfield/Green Belt location (see Be/L1).
Time-scale	Not known.
Sustainability Conclusion	Would be a fairly central location for housing close to a range of services and facilities, and close to a mainline railway station. Such benefits could be offset by the relocation of the stadium to a less sustainable location (see site Be/L1).
Next steps recommended	Consider further the need for proposed use/designation and relative priority through Core Strategy DPD and in the context of the East of England Plan.

Site Reference	Be/h16
Site Address	Land at Manor Street, Berkhamsted
Area (ha)	0.3ha
Current Use	Former County Council (Social Services) offices
Proposed Use	Housing
Potential site capacity	11 (based on 35dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Brownfield site in town centre location. Land lies within a conservation area and an area of archaeological significance. Existing housing abuts northern and southern boundaries. The loss of any social and community facilities would need to be considered.
Time-scale	Not known.
Sustainability Conclusion	Previously developed site close to a range of services and facilities in the town centre.
Next steps recommended	Consider further through the Site Allocations DPD.

SOCIAL / COMMUNITY

Green Belt to Social and Community Use

Site Reference	Be/c2
Site Address	British Film Institute, Kingshill Way, Berkhamsted
Area (ha)	3.6ha
Current Use	Storage, repair and archiving of film and TV related items.
Proposed Use	Housing and/or community development
Potential site capacity	Not specified. Seeks enabling development to allow for rebuilding and improvement of existing facilities.
Identified by	Drivers Jonas (on behalf of the British Film Institute)
<i>Preliminary Site Assessment</i>	
Type of site	1 and 2 (the facilities provide for a number of buildings in an open setting), 4 (a), 5, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies in Green Belt and forms part of open land between edge of the town and the A41 Bypass. Acknowledge present activities are of national importance. Any additional enabling development would represent a significant encroachment into open countryside (see also site Be/h14). A number of listed buildings exist on the site and there may be scope to re-use some of these. Site considered by Local Plan Inquiry Inspector for removal from Green Belt and rejected. He was concerned over the impact of development on the openness of the Green Belt and that other alternatives for the operation had not been fully explored. Contrary to the East of England Plan, which does not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.

Sustainability Conclusion	Greenfield site within the Green Belt. Local Plan Inspector considered the site to be a remote location at a distance from the town centre and train station, and with no bus service passing the site. Located close to a primary and high school. Ridge top location may deter cycling and walking.
Next steps recommended	Consider further the need for proposed use/ designation and relative priority through the Site Allocations DPD.

Other to Social and Community Use

Site Reference	Be/c3
Site Address	Water Lane/High Street, Berkhamsted
Area (ha)	0.9
Current Use	Convenience store, retail and office units and public car park.
Proposed Use	Police Station (community enquiry office)
Potential site capacity	180 sqm office space required.
Identified by	Hertfordshire Constabulary
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies in a town centre location and forms part of an existing Local Plan Shopping Proposal (S1) that is subject to an adopted concept statement (Concept Statement for Water Lane / High Street, Berkhamsted – November 2007). The proposed enquiry office would represent a good central location for a community use. Relocation of existing facilities on Kings Road could also free up the site for other development, including housing. However, while there is support for maintaining a Police presence in the town centre, the S1 proposal seeks to retain existing uses that would complement each other, reinforce its primary shopping location, and add to the viability of the scheme. Given these points, a police enquiry office would not be appropriate.
Time-scale	Not known.
Sustainability Conclusion	This site has good sustainability credentials given its town centre location.

Next steps recommended	Do not progress to next stage.
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Site Reference	Be/h12, Be/L2, Be/c4
Site Address	Land at Durrants Lane and Shootersway, Berkhamsted
Area (ha)	14.3ha
Current Use	Open land, school and playing field.
Proposed Use	Housing, new school and leisure space
Potential site capacity	250 houses
Identified by	Hertfordshire County Council / Egerton Rothesay School / Taylor Wimpey
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Land falls within the settlement boundary, although parts of the site facing onto Durrants Lane and Shootersway are designated Open Land. Site in multiple ownership and requires a comprehensive planning framework to deliver a range of uses. Covenant on site affects location of housing, which in turn has affected the delivery of the scheme in the form proposed in the Local Plan (Proposals H37, C1 and L1). A revised layout is being sought increasing the amount of housing and relocating it to the Shootersway frontage, with the reprovision of the school taking place on its existing site. An area of archaeological significance (Grim's Ditch) runs through the school land.
Time-scale	Not known
Sustainability Conclusion	Previous Local Plan Inquiry Inspector did not consider that the site was particularly accessible, but that the comprehensive package of development proposed were sufficient to outweigh its disadvantages in terms of this.

Next steps recommended	Consider further through Site Allocations DPD.
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LEISURE & RECREATION

Green Belt to Leisure

Site Reference	Be/h12, Be/L2, Be/c4
Site Address	Land at Durrants Lane and Shootersway, Berkhamsted
Area (ha)	14.3ha
Current Use	Open land, school and playing field.
Proposed Use	Housing, new school and leisure space
Potential site capacity	250 houses
Identified by	Hertfordshire County Council / Egerton Rothesay School / Taylor Wimpey
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Land falls within the settlement boundary, although parts of the site facing onto Durrants Lane and Shootersway are designated Open Land. Site in multiple ownership and requires a comprehensive planning framework to deliver a range of uses. Covenant on site affects location of housing, which in turn has affected the delivery of the scheme in the form proposed in the Local Plan (Proposals H37, C1 and L1). A revised layout is being sought increasing the amount of housing and relocating it to the Shootersway frontage, with the reprovision of the school taking place on its existing site. An area of archaeological significance (Grim's Ditch) runs through the school land.
Time-scale	Not known

Sustainability Conclusion	Previous Local Plan Inquiry Inspector did not consider that the site was particularly accessible, but that the comprehensive package of development proposed were sufficient to outweigh its disadvantages in terms of this.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	Be/L3
Site Address	Land south of Upper Hall Park and east of Swing Gate Lane, Berkhamsted
Area (ha)	20
Current Use	Agricultural field
Proposed Use	Community sports facilities and pitches, and new football stadium
Potential site capacity	N/a
Identified by	Governors of Ashlyns School
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a),5 and 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site lies in Green Belt and forms part of open land between edge of the town and the A41 Bypass. Exceptional circumstances required to justify the facilities. Any built facilities would represent a significant encroachment into open countryside and its ridge top location could make these prominent features. Site linked to Be/h13, which seeks the relocation of the Berkhamsted FC stadium to allow for housing redevelopment there. This represents a less accessible and sustainable location for a new stadium than the current ground. Depending on arrangement of pitches/buildings could have a considerable effect on the amenity of nearby houses. Suitability of Swing Gate Lane to accommodate additional traffic generated by the facilities/stadium would need to be considered. Site is also being promoted separately for housing (see Be/h2a).
Time-scale	Not known.

Sustainability Conclusion	New football ground would result in the loss of a centrally located stadium and development of a greenfield site. Land would represent a remote location not well served by public transport. Ridge top location may deter cycling and walking.
Next steps recommended	Consider further the need for proposed use/designation and relative priority through Core Strategy DPD and in the context of the East of England Plan.

Amend Existing and create new Open Land Designations

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> ● Be/o1 St Mary's Church grounds (0.28 ha) ● Be/o2 Bridle Way (0.94 ha) ● Be/o3 Victoria C of E School (0.42 ha) ● Be/o4 St Peter's Church grounds (0.23 ha) ● Be/o6 Swing Gate School (0.49 ha)
Current Use	Amenity land, school and church grounds
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. Therefore, the sites are too small to warrant designation. The two church grounds are already afforded protection as both churches are listed and fall within conservation areas.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, do not progress to next stage.

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> Be/o5 Edgeworth House, High Street (1.9 ha)
Current Use	Residential
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. The site is significant enough to warrant designation. It will form an extension of existing open land provided by the Grand Union Canal, and provide a buffer between nearby employment and residential areas.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, progress to next stage.

TRING

RESIDENTIAL

Green Belt to Residential

Site Reference	T/h15
Site Address	Land north of Icknield Way/south of Grand Union Canal
Area (ha)	96ha
Current Use	Predominantly open countryside with farm buildings and isolated residential
Proposed Use	Housing
Potential site capacity	3,360 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site located within the Green Belt. Development would be of a neighbourhood scale and would potentially justify it providing local facilities. Clearly separated from main part of Tring by Icknield Way and would represent a major encroachment of development into open countryside. Therefore would have a significant impact on the rural setting of the town. Any development would also impact on the setting of the Wendover Arm of the Grand Union Canal. Contrary to East of England Plan which does not support the release of land for housing around Tring, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known

Sustainability Conclusion	Greenfield site within the Green Belt. Close to employment area, but generally at a distance from most key local facilities. Local infrastructure / services capacity problems. Potential to provide for a mix of uses.
Next steps recommended	Consider further the need for proposed use/ designation and relative priority. Could only be progressed through Core Strategy if there is an overriding need.

Site Reference	T/h16
Site Address	Land north of A41 (adj. London Lodge), Tring
Area (ha)	1.67 ha
Current Use	Area of open countryside
Proposed Use	Housing
Potential site capacity	58 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 6
Affects key environmental designation(s)?	AONB
Key land use issues raised	Greenfield site located within the Green Belt and AONB. While it is situated on the main route (A4251) into and out of the town and close to the interchange with A41, it is in an isolated location in open countryside. Therefore would have a significant impact on the rural setting of the town. Contrary to East of England Plan which does not support the release of land for housing around Tring, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site within the Green Belt. Although on a main transport route it is located at a distance from most key local facilities. Local infrastructure / services capacity problems. Potential imbalance between housing and employment opportunities locally.
Next steps recommended	Do not progress to Preferred Option Stage.

Site Reference	T/h17
Site Address	Land south of A41 (West Leith Woodlands), Tring
Area (ha)	24.17
Current Use	Woodland
Proposed Use	Housing
Potential site capacity	Assuming all the site is available 846 (based on 35 dw/ha)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 6
Affects key environmental designation(s)?	Site of Special Scientific Interest (Tring Woodlands)
Key land use issues raised	Loss of Green Belt. Isolated site separated from Tring by A41 bypass. Contrary to East of England Plan which does not support the release of land for housing around Tring, or the expansion of this settlement to accommodate new growth. It would be a prominent and major development on the scarp slope of the CAONB, and would have a significant impact on the open countryside surrounding the town.
Time-scale	Not known
Sustainability Conclusion	Greenfield site in Green Belt and AONB. It is poorly located in terms of access to public transport and to local facilities. Any development would be detrimental to the character of the AONB and its SSSI designation.
Next steps recommended	Contrary to key environmental designation. Do not progress to next stage.

Employment to Residential / Mixed Use

Site Reference	T/h7a
Site Address	64-68 Akeman Street, Tring
Area (ha)	0.084ha
Current Use	Vacant commercial
Proposed Use	Mixed housing and commercial
Potential site capacity	3 (<i>based on 35 dph</i>)
Identified by	Consensus Planning (on behalf of Lamgam Properties)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Potential loss of part of Akeman Street General Employment Area. Could weaken arguments for the retention of the rest of the employment area (see Site Allocation T/h7). Located within conservation area on a prominent junction with Albert Street. Recent application (4/1895/07) for mixed use of building (8 apartments) refused due to loss of employment and lack of parking.
Time-scale	Not known
Sustainability Conclusion	Re-use of a brownfield site. Accessible location near the town centre, schools and bus services. Live-work units would be sustainable.
Next steps recommended	Consider further the need for proposed use / designation and relative priority through Site Allocations DPD and in the light of the update of the employment study.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	T/L5
Site Address	Waterside Way, Land North of Icknield Way, Tring
Area (ha)	8.8 ha
Current Use	Open land within the Green Belt
Proposed Use	Marina (off navigation mooring basin) with associated leisure facilities
Potential site capacity	-
Identified by	Emery Planning Partnership/Land Planning Group PLC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt. Could provide additional off navigation moorings and associated boating services, and help promote use of the Wendover Arm of the Grand Union Canal. Dependent on progress of linked housing development (Site Allocation T/h3) which is contrary to the East of England Plan.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt.
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

Amend existing and create new Open Land designations

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> • T/o1 St Francis de Sale School, Aylesbury Road (1.8 ha)
Current Use	School grounds
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. While the site is appropriate in size, in reality much of it is covered by buildings. This brings the effective area below the minimum threshold sought. Therefore, the site overall is too small to warrant designation.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, do not progress to next stage.

BOVINGDON

RESIDENTIAL

Green Belt to Residential

Site Reference	Bov/h2a
Site Address	Land R/O Green Lane & Austin Mead, Bovingdon
Area (ha)	7.74
Current Use	Open land
Proposed Use	Housing, health centre, residential care home and open space
Potential site capacity	270 (@35 dph – if all of the site is developed)
Identified by	Mr & Mrs E J West
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 5, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Currently forms part of open countryside surrounding the village and overlaps with sites Bov/h2 and Bov/h9. Development of site would represent a significant encroachment into the Green Belt. Part of site considered and rejected at Local Plan Inquiry (Inspector's Report paras. 4.27.4 – 4.27.7). The Inspector was concerned that any development would place considerable pressure on local services and exacerbate congestion in the village centre. Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth. Community facilities would help support and provide new premises for local services within the village, but do not offset concerns over the additional housing.

Time-scale	Not known
Sustainability Conclusion	Bovingdon has reached capacity to cope with additional development at present (Inspector's Report para. 4.27.3). Little scope for primary school to expand, significant traffic and parking congestion in village centre.
Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD.

Site Reference	Bov/h5a
Site Address	Land off Shantock Lane, Bovingdon
Area (ha)	4.82ha
Current Use	Open grazing land
Proposed Use	Housing
Potential site capacity	169 (based on 35 dph)
Identified by	Mark Glenister
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b),5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Forms part of a larger site allocation Bov/h5 (land at Shantock Hall Lane, Bovingdon). At a distance from the village envelope in an isolated location. Level of housing would relate poorly to existing development, impact on the openness of the Green Belt, and would burden local services in Bovingdon. Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovingdon for significant housing, or the expansion of this settlement to accommodate new growth. Larger site rejected by Local Plan Inquiry Inspector.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site within the Green Belt. Inquiry Inspector considered that the site that this forms part of would represent an isolated and unsustainable location for housing, and that Bovingdon was not a suitable location for major development.

Next steps recommended	For the reasons given above do not progress to the next stage.
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Site Reference	Bov/h8
Site Address	Land at Duck Hall Farm, Bovingdon
Area (ha)	8.1
Current Use	Agricultural including existing farm buildings of Duckhall Farm.
Proposed Use	Residential
Potential site capacity	325 (@40 dph as specified by landowner)
Identified by	Horstonbridge Property Development
<i>Preliminary Site Assessment</i>	
Type of site	1, (part 2) 4(a), 5, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt and would result in a major northern expansion of the village into open countryside along the Hempstead Road. Represents an enlarged site (see Bov/h1). Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	Predominantly greenfield site within the Green Belt. Relatively accessible to village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village had reached capacity and already suffers from severe traffic congestion.
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

Site Reference	B/h9
Site Address	Land at Green Lane, Bovington
Area (ha)	5.06
Current Use	Open land
Proposed Use	Housing
Potential site capacity	200 (@40 dph)
Identified by	Trustees of Leonard Burgin (Deceased)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 5, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Currently forms part of open countryside surrounding the village and overlaps with site Bov/h2a. Development of site would represent a significant encroachment into the Green Belt. Considered and rejected at Local Plan Inquiry (Inspector's Report paras. 4.27.4 – 4.27.7). The Inspector was concerned that any development would place considerable pressure on local services and exacerbate congestion in the village centre. Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovington for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	Bovington has reached capacity to cope with additional development at present (Inspector's Report para. 4.27.3). Little scope for primary school to expand, significant traffic and parking congestion in village centre.

Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD.
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Site Reference	Bov/h10
Site Address	Land at Bovingdon Airfield, Bovingdon
Area (ha)	50.8 ha
Current Use	Open land and former airfield.
Proposed Use	Residential
Potential site capacity	Not specified
Identified by	PJSA (On behalf of WJ & M Mash Ltd))
<i>Preliminary Site Assessment</i>	
Type of site	1, (part 2) 4(a), 5, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt and would result in a major northern expansion of the village into open countryside around Bovingdon. Need to consider security implications due to proximity of site to HMP The Mount together with impact on air traffic navigation beacon with the CAA. Scale of development would put considerable strain on services and facilities in Bovingdon. Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	Predominantly greenfield site within the Green Belt. Parts of the site would be at a relative distance from village centre facilities and services. Inspector at previous Local Plan Inquiry considered that the village had reached capacity and already suffers from severe traffic congestion.

Next steps recommended	Do not progress to next stage.
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SOCIAL & COMMUNITY

Other

Site Reference	Bov/c2
Site Address	Land rear of Green Lane & Austin Mead, Bovingdon
Area (ha)	7.74
Current Use	Open land
Proposed Use	Housing, health centre, residential care home and open space
Potential site capacity	270 (@35 dph – if all of the site is developed)
Identified by	Mr & Mrs E J West
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 5, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Currently forms part of open countryside surrounding the village and overlaps with sites Bov/h2 and Bov/h9. Mixed use development (see also Bov/h2a) of site would represent a significant encroachment into the Green Belt. Part of site considered and rejected at Local Plan Inquiry (Inspector's Report paras. 4.27.4 – 4.27.7). The Inspector was concerned that any development would place considerable pressure on local services and exacerbate congestion in the village centre. Contrary to the East of England Plan, which does not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth. Community facilities would help support and provide new premises for local services within the village, but do not offset concerns over the additional housing.
Time-scale	Not known

Sustainability Conclusion	Bovingdon has reached capacity to cope with additional development at present (Inspector's Report para. 4.27.3). Little scope for primary school to expand, significant traffic and parking congestion in village centre.
Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD.

LEISURE & RECREATION

Amend existing and create new Open Land designations

Site Reference/Address/ Area (ha)	<ul style="list-style-type: none"> • Bov/o1 Old Dean (0.28 ha) • Bov/o2 Lancaster Drive (0.20 ha)
Current Use	Amenity land
Proposed Use	Open land
Potential site capacity	N/a
Identified by	Open Space Study (September 2007)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	The Open Land designation seeks to protect land over 1 hectare in area where it makes a significant contribution to the form and character of the settlement. It does not seek to safeguard all areas of open land. While important amenity land within residential areas, the sites are too small to warrant designation.
Time-scale	Not known
Sustainability Conclusion	Open land can make a significant contribution to the greening and nature conservation of urban areas close to where people live.
Next steps recommended	For the reasons given above, do not progress to next stage.

KINGS LANGLEY

RESIDENTIAL

Green Belt to Residential

Site Reference	KL/h8
Site Address	Land north east of A41 bypass, Kings Langley
Area (ha)	71Ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	2, 485 (based on 35dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. The land would represent a major outward expansion of Kings Langley into open countryside. Scale of development (if all of it came forward) would be considerable and impact on existing services and facilities provided by the village. However, it would be sufficient to warrant the provision of a range of supporting physical, social and community infrastructure. Contrary to east of England Plan which does not support the release of Green Belt land around Kings Langley for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.

Sustainability Conclusion	A greenfield site within the Green Belt. Remote from local facilities and services. However, would be of a scale to support a mix of housing and supporting facilities.
Next steps recommended	Do not progress to next stage.

Site Reference	KL/h9
Site Address	Land south west of A41 bypass, Kings Langley
Area (ha)	185Ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	6, 475 (based on 35dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. The land would represent a major outward expansion of Kings Langley into open countryside. A41 effectively divorces site from the village, thus it would relate poorly to existing pattern of development. Scale of development (if all of it came forward) would be considerable and impact on existing services and facilities provided by the village. However, it would be sufficient to warrant the provision of a range of supporting physical, social and community infrastructure. Contrary to east of England Plan which does not support the release of Green Belt land around Kings Langley for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.
Sustainability Conclusion	A greenfield site within the Green Belt. Remote from local facilities and services. However, would be of a scale to support a mix of housing and supporting facilities.

Next steps recommended	Do not progress in view of scale and isolated location.
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Site Reference	KL/h10
Site Address	Land east of Watford Road, Kings Langley
Area (ha)	9.83ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	345 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(c)
Affects key environmental designation(s)?	Schedule Ancient Monument
Key land use issues raised	Greenfield site in Green Belt. Site lies within a Schedule Ancient Monument. Development would represent ribbon development along Watford Road, an encroachment into open countryside and would impact on the openness of the Green Belt between Kings Langley and Hunton Bridge/Watford. Contrary to east of England Plan which does not support the release of Green Belt land around Kings Langley for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	Greenfield site at a distance from local facilities and services within the village.
Next steps recommended	Contrary to key environmental designations. Do not progress to next stage.

Site Reference	KL/h11
Site Address	Land adjacent 119 Hempstead Road, Kings Langley
Area (ha)	0.364Ha
Current Use	Open land adjoining property
Proposed Use	Housing
Potential site capacity	3 (67 based on 35dph)
Identified by	Steve Morton (on behalf of Dennis Adams)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. Representation only seeks 3 properties to be developed immediately behind the existing house. The land lies within a sensitive open gap between the edge of Kings Langley and Nash Mills. Any new housing would only serve to consolidate ribbon development between the two settlements. The removal of the site from the Green Belt would have to involve rolling back a larger area of land to create a logical boundary. Contrary to East of England Plan which does not support the release of Green Belt land around Kings Langley for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known.
Sustainability Conclusion	A greenfield site within the Green Belt. At a distance from local facilities and services in either Nash Mills/Apsley or Kings Langley.

Next steps recommended	Do not progress to next stage.
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Site Reference	KL/h12
Site Address	Land at Rucklers Lane, Kings Langley
Area (ha)	0.76ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	27 (based in 35 dph)
Identified by	John Mole
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Green Belt. Would consolidate ribbon development along Rucklers Lane in an isolated location at a distance from the edge of Kings Langley/Apsley area. The Green Belt is quite narrow between the village and Hemel Hempstead and any development would adversely affect its openness. Contrary to the East of England Plan, which does not support this type of release of Green Belt land to accommodate significant new growth.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site in Green Belt. It is poorly located in terms of access to public transport and to local facilities and services.
Next steps recommended	Do not progress to next stage.

Other to Residential

Site Reference	KL/h6
Site Address	Garages rear of Waterside, Kings Langley
Area (ha)	0.12ha
Current Use	Garages
Proposed Use	Housing
Potential site capacity	6 (7 based on 35 dph)
Identified by	Cllr Alan Anderson (for investigation)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	DBC owned land. Potential loss of garaging serving local properties. Unlikely to come forward as garages continue to be actively used with no current voids. Long narrow site abutting housing on eastern and western boundaries.
Time-scale	Not specified
Sustainability Conclusion	Previously developed land close to shops and other services and facilities.
Next steps recommended	Do not progress to next stage.

Site Reference	KL/h7
Site Address	Scout Hall, rear of Great Park, Kings Langley
Area (ha)	0.16
Current Use	Community use
Proposed Use	Housing
Potential site capacity	6 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	While located within a residential area any development will lead to the loss of a community use. If this remains a viable activity then a suitable replacement community facility would be required.
Time-scale	Not known.
Sustainability Conclusion	The site is in a reasonably sustainable location close to local facilities and services on the High Street.
Next steps recommended	Do not progress to next stage unless further evidence is provided as to the replacement of this community facility/suitable alternative available.

EMPLOYMENT/COMMUNITY

Green Belt to Leisure

Site Reference	KL/c2
Site Address	Rectory Farm, Rectory Lane, Kings Langley
Area (ha)	3ha
Current Use	Small business estate
Proposed Use	Type 1 Facility – Area HQ or Base command
Potential site capacity	3,500 sqm of floorspace required
Identified by	Herts Constabulary
<i>Preliminary Site Assessment</i>	
Type of site	1, 2 (in part),4(b),5, 7(c)
Affects key environmental designation(s)?	Flood plain
Key land use issues raised	Site lies in Green Belt and forms part of strategic gap between Nash Mills and Kings Langley. Loss of greenfield site in Green Belt. Previous attempts to bring forward the land for development (housing) have been rejected by Local Plan Inquiry Inspectors. Although the land may have good links to motorway and trunk road network, the scale of facility sought would impact on the openness of the Green Belt, undermine the open gap between the settlements, and would extend the village into open countryside.
Time-scale	Not known
Sustainability Conclusion	Reasonable standard of public transport and accessible to local shops. Flood risk requires investigation (paras. 7.48.29 – 7.48.30 of Inspector's Report).

Next steps recommended	For reasons given above, do not progress to next stage.
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MARKYATE

RESIDENTIAL

Employment to Residential / Mixed

Site Reference	M/h2a
Site Address	Markyate General Employment Area, Hicks Road, Markyate
Area (ha)	2.5Ha
Current Use	Employment (Markyate General Employment Area)
Proposed Use	Mix of uses including housing, commercial and community
Potential site capacity	Not known
Identified by	Rolfe Judd (on behalf of Zog Brownfield Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	Lies within floodplain
Key land use issues raised	Part of land already considered under site M/h2 in the Schedule of Site Appraisals – November 2006. Submission seeks a mix of uses on the site, although the balance of these is not specified. Any loss of employment land should be assessed in the context of the East of England Plan and the update of the Roger Tym's employment land study. Floodplain runs through large section of the site.
Time-scale	Not known but a number of buildings are currently vacant.
Sustainability Conclusion	Brownfield site in a central location within the village. Good links to main road network, although poorly served by public transport.

Next steps recommended	Consider further the need for the proposed designations / use and relative priority, particularly in relation to the update of the Roger Tym's employment land study.
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OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential

Site Reference	O/h10
Site Address	Land at Chequers Hill, Flamstead
Area (ha)	0.55
Current Use	Paddocks
Proposed Use	Housing
Potential site capacity	20 (@40 dph)
Identified by	Robinson & Hall (on behalf of land owner)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (b), 5, 7 (d)
Affects key environmental designation(s)?	None
Key land use issues raised	Prominent corner site outside of defined village envelope. Greenfield site located in Green Belt. Forms part of open countryside surrounding the settlement. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Flamstead for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	Greenfield site on edge of village. Flamstead has limited local facilities and services, and it lies at some distance from a major urban centre. Poorly served by public transport.

Next steps recommended	Consider further the need for the proposed designations / use and relative priority.
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Site Reference	O/h11
Site Address	Land at The Orchard, Little Heath Farm, Little Heath Lane, Potten End
Area (ha)	0.44ha
Current Use	Paddocks
Proposed Use	Housing
Potential site capacity	4 (18 based on 40 dph)
Identified by	OMD Home Counties Ltd
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (b), 5, 7 (d)
Affects key environmental designation(s)?	None, although western boundary lies adjacent to edge of CAONB.
Key land use issues raised	Greenfield site located in the Green Belt and lying adjacent to boundary of AONB. Representation seeks development for only 4 dwellings, although the site could accommodate more than this. Site is at a distance from the defined village envelope. Forms part of open countryside surrounding the settlement. Contrary to the East of England Plan which does not support the release of Green Belt land around Potten End for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	Greenfield site away from the edge of the village. Potten End has limited local facilities and services. Poorly served by public transport.
Next steps recommended	Do not progress to next stage.

Site Reference	O/h13
Site Address	Land in Bourne End village
Area (ha)	1.08ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	20 (35 based on 35 dph)
Identified by	Mr Rowe
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Some former agricultural buildings remain on the land. Overlaps with sites O/h6 and O/h20.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Bourne End is not a defined village and has limited infrastructure. Site could provide local rural affordable housing. Advice required from Housing Enabling Manager regarding scale of local need and suitability of location.
Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD. Progress in part dependent on Government advice in PPS3:Housing – current advice is that a “rural exception site” for affordable housing can be shown in the development plan.

Site Reference	O/h20
Site Address	Land off Bourne End Lane, Bourne End
Area (ha)	1.04ha
Current Use	Open Countryside
Proposed Use	Housing
Potential site capacity	20 (35 based on 35 dph)
Identified by	Brian Barber Associates (on behalf of Mr Rowe, Mr Horsfall and Mr Giddings)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Some former agricultural buildings remain on the land. Overlaps with sites O/h6 and O/h13.
Time-scale	Not known.
Sustainability Conclusion	Loss of greenfield site in Green Belt. Bourne End is not a defined village and has limited infrastructure. Site could provide local rural affordable housing. Advice required from Housing Enabling Manager regarding scale of local need and suitability of location.
Next steps recommended	Consider further the need for proposed use / designation and relative priority in the context of the Site Allocations DPD. Progress in part dependent on Government advice in PPS3:Housing – current advice is that a “rural exception site” for affordable housing can be shown in the development plan.

Site Reference	O/h21
Site Address	Land west of Woodcroft Farm, Water End Road, Potten End
Area (ha)	8.55
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	300 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. The land would represent a major outward expansion of Potten End onto an isolated site in open countryside. Thus it would relate poorly to the existing pattern of development and impact on the openness of the Green Belt. Scale of development would impact on existing services and facilities provided by the village. Contrary to east of England Plan which does not support the release of Green Belt land around Potten End for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	This is an isolated and unsustainable site, remote from services and facilities.
Next steps recommended	Do not progress to next stage.

Site Reference	O/h22
Site Address	Land off Potten End Hill, Potten End
Area (ha)	46ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	1,610 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. The land would represent a significant outward expansion of Potten End onto an isolated site in open countryside. Thus it would relate poorly to the existing pattern of development and the rural setting of the village. It would impact on the openness of the Green Belt between Hemel Hempstead and Potten End and represent ribbon development along Potten End Hill/ Water End Road. Scale of development would affect existing services and facilities provided by the settlement. However, it would also justify the provision of a mix of uses. Contrary to east of England Plan which does not support the release of Green Belt land around Potten End for substantial housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	This is an isolated and unsustainable site, remote from services and facilities.

Next steps recommended	Do not progress to next stage.
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Site Reference	O/h23
Site Address	Land south of the A41 Bypass, Wigginton
Area (ha)	2.23Ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	78 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Loss of the Green Belt. The land would represent an outward expansion of Wigginton into an isolated site in open countryside. Thus it would relate poorly to the existing pattern of development and impact on the openness of the Green Belt. Site also lies in close proximity to a SSSI (Oddy Hill). Contrary to east of England Plan which does not support the release of Green Belt land around Wigginton for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	This is an isolated and unsustainable site, remote from services and facilities. Impact on AONB.
Next steps recommended	Contrary to key environmental designation. Do not progress to next stage.

Site Reference	O/h24
Site Address	Land north of Wigginton
Area (ha)	16ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	560 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 6, 7(d)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Loss of the Green Belt. The land would represent a major outward expansion of Wigginton into open countryside within the AONB. Scale of development would impact on existing services and facilities provided by the village. Contrary to east of England Plan which does not support the release of Green Belt land around Wigginton for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	Greenfield site on edge of village. Wigginton has limited local facilities and services. Poorly served by public transport.
Next steps recommended	Do not progress to next stage.

Site Reference	O/h30
Site Address	Land adjacent The Willows, Potten End Hill, Water End
Area (ha)	8.55
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	?? (based on 35 dph)
Identified by	First Plus Planning (on behalf of Mr G K Georgiou)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of the Green Belt. Northern tip of site lies adjacent to Water End conservation area. The land would represent a major outward expansion of Hemel Hempstead onto an isolated and sensitive site in open countryside. Thus it would relate poorly to the existing pattern of development and impact on the openness of the Green Belt. Contrary to East of England Plan which does not support the release of Green Belt land around Water End for significant housing, or the expansion of this area to accommodate new growth.
Time-scale	Not known
Sustainability Conclusion	This is an isolated and unsustainable site, remote from services and facilities.

Next steps recommended	Do not progress to next stage.
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Rural Area to Residential

Site Reference	O/h12
Site Address	Land at Rosebarn Lane, Wilstone
Area (ha)	2.56ha
Current Use	Grazing land
Proposed Use	Housing
Potential site capacity	38 (based on a site of 1.4ha)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Rural Area. Land lies adjacent to the village edge, conservation area and an area of archaeological significance. Existing housing abuts southern and western boundaries. To develop a site of this size would be contrary to national advice in PPS7. However, only southern field is sought for development (1.4Ha) to meet small-scale local needs including a high proportion of affordable housing (up to 50%).
Time-scale	Not known.
Sustainability Conclusion	The area has limited infrastructure to support a greenfield site of this size. Possibility of using a smaller area for market and/or affordable housing. Advice is required from Housing Enabling Manager regarding scale of local need, progress on O/h4 (land at Grange Road) and appropriateness of location for affordable housing.
Next steps recommended	Consider further the need for proposed use/designation and relative priority on the basis of a smaller site and its merits relative to site O/h5 in Site Allocations DPD.

Site Reference	O/h16
Site Address	Land at Astrope Lane, Long Marston
Area (ha)	0.37ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	8 (13 based on 35 dph)
Identified by	Andrew Stannard (on behalf of Jane Gregory (Bowen))
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	Representation suggests 8 affordable housing units on land. Greenfield site in Rural Area. Land is prominent on Astrope Lane frontage and lies close to the village but away from the settlement edge. Would represent encroachment into the open countryside and ribbon development along Astrope Lane. Within an area of archaeological significance. Site also falls within Flood Zones 2 and 3.
Time-scale	Not known.
Sustainability Conclusion	The area has limited infrastructure to support new housing development.
Next steps recommended	Do not progress to Preferred Option stage.

Site Reference	O/h17
Site Address	Land at Marston Place, Chapel Lane, Long Marston
Area (ha)	0.2ha
Current Use	Open land
Proposed Use	Housing
Potential site capacity	2 (7 based on 35 dph)
Identified by	Andrew Stannard (on behalf of Jane Gregory (Bowen))
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(d)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	Representation suggests two units. Greenfield site in Rural Area. Land lies adjacent to the village edge, conservation area and an area of archaeological significance. Site also falls within Flood Zones 2 and 3. May be a potential rural exception site, but case would have to be made to justify development in context of meeting local housing need.
Time-scale	Not known.
Sustainability Conclusion	The area has limited infrastructure to support new housing development, but could provide rural affordable housing. Advice is required from Housing Enabling Manager regarding scale of local need and appropriateness of location for affordable housing.
Next steps recommended	Consider further the need for proposed use/designation and relative priority in the context of the Site Allocations DPD. Progress in part dependent on Government advice in PPS3: Housing – current advice is that “rural exception sites” for affordable housing can be shown in the development plan.

Site Reference	O/h19
Site Address	Land south west of Wilstone
Area (ha)	4.42Ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	155 (based on 35 dph)
Identified by	Anne Johnson and Michael Glasser
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within open countryside in the Rural Area on the edge of the settlement. Lies adjacent to the conservation area and an area of archaeological significance. Would represent a significant growth and outward expansion of the village into open countryside.
Time-scale	Short to medium term
Sustainability Conclusion	Countryside greenfield site. The area has limited infrastructure to support a site of this size. Possibility of using a smaller area for market and/or affordable housing. Advice is required from Housing Enabling Manager regarding scale of local need, progress on O/h4 (land at Grange Road) and appropriateness of location for affordable housing.
Next steps recommended	Consider further the need for proposed use/designation and relative priority on the basis of a smaller site and its merits relative to site O/h5 in Site Allocations DPD.

Site Reference	O/h26
Site Address	Land at James Farm, Wilstone
Area (ha)	17.3ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	606 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b)
Affects key environmental designation(s)?	None (but abuts the Chilterns AONB)
Key land use issues raised	Isolated greenfield site in Rural Area and immediately adjacent to the AONB. Development would represent a major encroachment into the open countryside that would be visible from the AONB, and that would relate poorly to the village.
Time-scale	Not known
Sustainability Conclusion	Unsustainable location at some distance from a wide range of facilities and services.
Next steps recommended	Do not progress to next stage.

Site Reference	O/h26
Site Address	Land north of Lower Icknield Way, Wilstone
Area (ha)	11.9ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	417 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Isolated greenfield site in Rural Area and AONB. Development would represent a major encroachment into the open countryside of the AONB.
Time-scale	Not known
Sustainability Conclusion	Unsustainable location at some distance from a wide range of facilities and services.
Next steps recommended	Contrary to key environmental designations. Do not progress to next stage.

Site Reference	O/h27
Site Address	Land south of Lower Icknield Way, Wilstone
Area (ha)	4.91ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	172 (based on 35 dph)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Isolated greenfield site in Rural Area and AONB. Lies adjacent to the Wendover Arm of the Grand Union Canal. Development would represent a major encroachment into the open countryside of the AONB, and would affect the setting of the GUC.
Time-scale	Not known
Sustainability Conclusion	Unsustainable location at some distance from a wide range of facilities and services.
Next steps recommended	Contrary to key environmental designations. Do not progress to next stage.

Site Reference	O/h28
Site Address	Land south of Tringford Farm, Wilstone
Area (ha)	3.61ha
Current Use	Open countryside
Proposed Use	Housing
Potential site capacity	126 (based on 35 dph)
Identified by	Hertfordshire Property
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty Flood Zones 2 and 3
Key land use issues raised	Sensitive and isolated greenfield site in Rural Area, AONB. Lies adjacent to a Site of Special Scientific Interest (Tring Reservoirs) and Nature Reserve (Wilstone Reservoir). Development would have an impact on the open countryside of the AONB, and the setting of Tringford Reservoir and its contribution to nature conservation. Lies close to Flood Zones 2 and 3.
Time-scale	Not known
Sustainability Conclusion	Isolated location at some distance from a wide range of facilities and services. Potential impact on nature conservation interest of adjoining Tringford Reservoir.
Next steps recommended	Contrary to key environmental designations. Do not progress to next stage.

Site Reference	O/h29
Site Address	Land at The Green, Little Gaddesden
Area (ha)	2.55
Current Use	Amenity green
Proposed Use	Housing
Potential site capacity	89 (based on 35dw/ha)
Identified by	Hertfordshire Property, HCC
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Prominent and sensitive site fronting Nettleden Road. Amenity green contributes to the open character and setting of the village, AONB and Conservation Area. It would also have an impact on the setting of a number of listed buildings on The Green.
Time-scale	Not known.
Sustainability Conclusion	Greenfield site in Rural Area and AONB. It is poorly located in terms of access to public transport and to a range of local facilities. Any development would be detrimental to the character of the AONB and the Conservation Area.
Next steps recommended	Contrary to key environmental designation. Do not progress to Preferred Option Stage.

Employment to Residential / Mixed Use

Site Reference	O/h15
Site Address	Egg Packing Facility, Lukes Lane, Gubblecote
Area (ha)	1.44ha
Current Use	Vacant egg packing facilities
Proposed Use	Housing
Potential site capacity	50 (based on 35 dph)
Identified by	W R Davidge Planning Practice (on behalf of Peter Dean)
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(b)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	This is an established commercial site in an isolated location in predominantly open countryside. Development would lead to the loss of local employment opportunities, but could improve relationship with adjoining residential properties. Flood zones affect southern half of site.
Time-scale	Immediately available
Sustainability Conclusion	While this would represent the re-use of previously developed land, this site is at a distance from a wide range of local facilities and services. A mixed development or one that includes live-work units could help improve its sustainability credentials.
Next steps recommended	Consider further through Site Allocations DPD.

Other to Residential

Site Reference	O/h18
Site Address	Garage Block, Nunfield, Chipperfield
Area (ha)	0.06ha
Current Use	Garage block
Proposed Use	Housing
Potential site capacity	7
Identified by	Hightown Praetorian and Churches Housing Association
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Selected small village in Green Belt. Previously developed site within the village core. Site would relate well to pattern of existing housing. Potential provision of affordable housing to meet locally generated needs. Applications submitted on site for 7 units.
Time-scale	Immediately available
Sustainability Conclusion	Located within a small village in the Green Belt, therefore not easily accessible to a wide range of services and facilities. However, a very limited development may help to maintain the existing viability of the settlement. Possible location for provision of affordable housing (actively being pursued by a housing association).
Next steps recommended	Consider further through Site Allocations DPD. Progress to next stage.

SELECTED SMALL VILLAGE BOUNDARY

Amend Existing boundary to Selected Small Village in the Green Belt Designation

Site Reference	O/Smlvb1
Site Address	Garden Scene Nursery, Chipperfield
Area (ha)	-
Current Use	Garden nursery and housing
Proposed Use	-
Potential site capacity	-
Identified by	JB Planning Associates (on behalf of Garden Scene Nursery)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Site is built-up, but parts remain open in character. Trees within and adjoining site. Presence of buildings is not sufficient to justify altering the village boundary. While no allocation is sought any potential increase in development would affect the openness of the Green Belt, detract from the open character of the adjoining conservation area, and erode the rural character of the village.
Time-scale	Not known.
Sustainability Conclusion	Close to village centre and facilities. However, Chipperfield is some distance from a major urban centre, local bus services are relatively infrequent and there is a lack of local employment opportunities.

Next steps recommended	Do not progress to next stage for reasons stated above.
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Site Reference	O/smlvb2
Site Address	Land off Vicarage Road, Potten End
Area (ha)	-
Current Use	Housing
Proposed Use	-
Potential site capacity	-
Identified by	Mr R Welchman
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(a), 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Site consists of housing in generously sized plots that make a contribution to the openness of the Green Belt on the edge of the village. Trees within and adjoining the land. Presence of housing is not sufficient to justify altering the settlement boundary. While no allocation is sought any potential increase in development would allow opportunities for infilling. This would affect the openness of the Green Belt and erode the rural character of the village.
Time-scale	Not known.
Sustainability Conclusion	Located reasonably near to village centre and facilities. However, Potten End is at a distance from a major urban centre, local bus services are relatively infrequent and there is a lack of local employment opportunities.
Next steps recommended	Consider further the need for the proposed use/designation and relative priority.

PART TWO

Site Proformas

Strategic Housing Land Availability Assessment Sites

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

Key to Sites Considered:

- (1) p.p. Site has planning permission for housing
- s.s Strategic site – the site will be considered fully as part of the Green Belt review around Hemel Hempstead through the Core Strategy (consultation due mid 2009)
- (2) The reference in the Strategic Housing Land Availability Assessment

List of Sites Considered

HEMEL HEMPSTEAD

(2) Site Code	Site Address	(1)
AE 39	Adeyfield Youth Centre, The Queens Square	
AE 54	31 Wood Lane End	PP
AE 55	Oatridge Gardens	PP
APS 34	The Manor Estate	PP
APS 41	APS (UK) Ltd, White Lion Street	
APS 54	Shendish Manor	SS
AW 37	Farm Way	
CH 15	R/O 1-3 & 5 St Albans Hill	
GH 59	Land adjacent to Grovehill Park	SS
HHC 45	Hemel Hempstead General Hospital	
HHC 81	Andersons Croft, Cotterells	PP
NM 13	Former Nash Mills Depot and Sappi Graphics	SS
STA 1	Land adjacent to Holtsmere End Road and Redbourn Road	SS
STA 2	Crown Estate Land east of Hemel Hempstead	SS
WH 7	End of Kimpton Close, Redbourn Road	

BERKHAMSTED

(2) Site Code	Site Address	(1)
BC 2	New Lodge, Bank Mill Lane	
BC 12	The Old Maltings Scout Hall, Chapel Street	
BC 38	Rose Cottage, Bank Mill Lane	PP
BC 44	Squash Courts, R/O 110 High Street	PP
BC 45	Land R/O New Road and Springfield Road	PP
BE 28	Nursery, Montessore School, 1 Park View Road	PP
BW 29	The Old Orchard, Shooterway	
BW 30	Land at Little Kingshill, Kingshill Way	
BW 34	St Francis Close, Shrublands Road	PP
BW 35	The Chilterns & Cherry Laurel Court, Stoney Close	PP
BW 7	Land at Sacred Heart Church, Park Street	

TRING

(2) Site Code	Site Address	(1)
TE 17	Land off Marshcroft Lane	
TW 8	R/O Western Road	
TW 10	101 High Street	

BOVINGDON

(2) Site Code	Site Address	(1)
BOV 03	R/O 10-22 (even numbers only) Church Street	
BOV 74	Land adjoining Chaulden View, London Road	

KINGS LANGLEY

(2) Site Code	Site Address	(1)
KL 15	R/O Jubilee Walk, Watford Road	PP
KL 48	Land Behind Nash Mills Depot	

MARKYATE

(2) Site Code	Site Address	(1)
WA 19	Corner of Hicks Road and High Street	
WA 36	R/O 50 & 52 High Street	
WA 51	London Road	

OTHER

(2) Site Code	Site Address	(1)
ALD 16	Land at Tom's Hill	
ASH 4	Garage at Hudnall Corner	
TW 25	Marston Court	
WA 55	Bradden Meadow, Jockey End, Gaddesden Row	PP

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT SITES – PROFORMAS

Hemel Hempstead

Site Reference	AE 39
Site Address	Adeyfield Youth Centre, Queens Square
Area (ha)	0.9224
Current Use	Youth Club
Proposed Use	Housing
Potential site capacity	74
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within an urban area next to a local centre. An additional site may be required for a new youth club
Time-scale	Developer intention unknown
Sustainability Conclusion	<ul style="list-style-type: none"> • Next to a local centre within an urban area and near schools. • Well located.
Next steps recommended	Consider further the need for current use.

Site Reference	AE 54
Site Address	31 Wood Lane End
Area (ha)	0.06
Current Use	Housing
Proposed Use	Housing
Potential site capacity	5 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	None.
Time-scale	0-5 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • Near to schools and a future transport network to the station. • Will also be near to Maylands 'Heart' which is expected to provide local services and facilities.
Next steps recommended	Planning permission already granted.

Site Reference	AE 55
Site Address	Oatridge Gardens
Area (ha)	0.84
Current Use	Housing
Proposed Use	Housing
Potential site capacity	41 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	None.
Time-scale	0-5 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • Near to schools and a future transport network to the station. • Will also be near to Maylands 'Heart' which is expected to provide local services and facilities.
Next steps recommended	Planning permission already granted.

Site Reference	APS 34
Site Address	The Manor Estate
Area (ha)	14.15
Current Use	Open Space
Proposed Use	Housing
Potential site capacity	325 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Part of the site is designated for Leisure and Tourism. Parts of the site are designated as open land and open space. Southern part of the site is in an area of archeological significance. Part of the site is in a wildlife site. Public rights of way run through the site.
Key land use issues raised	Replacing designations, rights of way and an area of archaeological significance.
Time-scale	0-5 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • Some distance from the town. • Limited accessibility to services and facilities. • Current traffic congestion.
Next steps recommended	Planning permission already granted.

Site Reference	APS 41
Site Address	APS UK Ltd, White Lion Street
Area (ha)	0.363
Current Use	Shops, parking and gardens
Proposed Use	Housing
Potential site capacity	25
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Site is partially in flood zones 2 and 3b.
Key land use issues raised	Lies within area designated for shopping and a local centre.
Time-scale	6-10 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • In a local centre • Good accessibility to services and facilities. • Current traffic congestion.
Next steps recommended	Engineering works and land used for car parking next to new residential. Developer intentions unknown but within proposal site TWA10

Site Reference	APS 54
Site Address	Shendish Manor
Area (ha)	69.34
Current Use	Apsley Manor Farm and Golf Course next to Apsley Station.
Proposed Use	Housing
Potential site capacity	1734
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	Green Belt and prominent views. TPOs and agricultural uses. Listed building on site. Contaminated land on site. Area of archaeological significance covers part of site. Small wildlife site on site. Existing housing already on site. TPOs on site. Public rights of way run through site.
Key land use issues raised	This is much more extensive than the 14.16 ha site on the lower slopes considered at the 2001 Local Plan Inquiry. Proposed area would be much more prominent than the Local Plan Inquiry proposal and affect the countryside setting of Hemel Hempstead and the landscape of the Gade valley (paras. 7.59.14-7.59.15, 7.59.45 of the Inspector's Report). Potential adverse effect on setting of Grade II Listed Building (paras. 7.59.16-7.59.23 of the Inspector's Report) and potential problem with access to London Road and congestion (paras. 7.59.28-7.59.40, 7.59.45 of the Inspector's Report).
Time-scale	6-10 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • In walking distance to train station. • Accessibility issues - limited road links to local centre and town centre. • Current traffic congestion. • Medical treatment centre has been planned for Apsley. • Direct access onto A41 would encourage

	<p>car use.</p> <ul style="list-style-type: none">• See also Dacorum Borough Local Plan 1991-2011 Environmental Appraisal Update (August 2003) and Core Strategy Supplementary Issues and Options – Growth at Hemel Hempstead.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	AW 37
Site Address	Farm Way
Area (ha)	0.23
Current Use	Backland
Proposed Use	Housing
Potential site capacity	7 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	None.
Time-scale	0-5 years.
Sustainability Conclusion	<ul style="list-style-type: none"> • Near bus route • In a residential area and Adeyfield local centre.
Next steps recommended	Planning permission already granted.

Site Reference	CH 15
Site Address	R/O 1-3 & 5 St Albans Hill
Area (ha)	0.326
Current Use	Garage
Proposed Use	Housing
Potential site capacity	37
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	Site is currently an operational garage and vacant land to the rear in a residential area. Constraints to development include possible land assembly issue as well as access.
Time-scale	No phasing
Sustainability Conclusion	<ul style="list-style-type: none"> • Close to Hemel Hempstead town centre.
Next steps recommended	A local or regional house builder may be interested. Developer intention is unknown.

Site Reference	GH 59
Site Address	Land Adjacent to Grovehill Park
Area (ha)	12.55 ha
Current Use	Agricultural
Proposed Use	Residential
Potential site capacity	314
Identified by	Sellwood Planning on behalf of Gleeson Homes
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a) 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site identified by Local Plan Inquiry Inspector (paras. 7.57.1 – 7.57.16of Inspector’s Report). He identified an area (approx. 13.2 ha) with capacity for 285 dwellings. The relationship with the ridgeline that screens the site from Piccotts End, and the size of the site will require careful examination.
Time-scale	0-5 years
Sustainability Conclusion	The Inspector found the site put forward at the Local Plan Inquiry to be reasonably accessible to facilities and services at Grovehill Local Centre (within 800 metres with traffic free routes available). It was also within 400 metres of the current terminus of the 4/5 service, which could be extended through the site, and within 2 kms of the Maylands Employment Area. Since the Local Plan Inquiry, the footpath on the south side of the A4147 has been converted to a shared path for pedestrians and cyclists.

Next steps recommended

Consider further through Core Strategy DPD.

Site Reference	HHC 45
Site Address	Hemel Hempstead General Hospital
Area (ha)	6.96
Current Use	Hemel Hempstead General Hospital
Proposed Use	Housing
Potential site capacity	209
Identified by	Identified as new location for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Large part of site is designated for social and community facilities and open space. Public right of way cuts through site. TPOs on site.
Time-scale	No phasing
Sustainability Conclusion	<ul style="list-style-type: none"> In the town centre.
Next steps recommended	Hemel Hempstead hospital is a broad location for search rather than a specific site. However, it is assumed that some residential will come forward on the site during the SHLAA timeframe. Until more firm details are known, no achievability assessment can be made.

Site Reference	HHC 81
Site Address	Andersons Croft, Cotterells
Area (ha)	0.15
Current Use	Lovedays yard
Proposed Use	Housing
Potential site capacity	13 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Cotterells will be heavily used with the development of Kodak.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • In the town centre.
Next steps recommended	Planning permission already granted.

Site Reference	NM 13
Site Address	Former Nash Mills Depot and Sappi Graphics
Area (ha)	6.653
Current Use	Vacant paper mill, parking area and open land
Proposed Use	Residential
Potential site capacity	200
Identified by	Site identified by the SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 5, 7(a)
Affects key environmental designation(s)?	Next to an area of open land. Site is partially in green belt. Site is partially designated as a General Employment Area. Adjacent to an area covered by an Article 4 Direction. Site is on the edge of a Wildlife site. Partially in Flood zone 3a, 2 and 3b. Part of the site includes improvements to footpath network and cycle route.
Key land use issues raised	Near to schools and shops. Intensification of existing development and new development in the Green Belt. High development costs associated with bringing this site forward given some demolition and land remediation may be needed. Loss of employment land (Nash Mills General Employment Area). Potential coalescence with Kings Langley. Refer to Core Strategy Supplementary Issues and Options Paper.
Time-scale	0-5 years
Sustainability Conclusion	Brownfield site on the edge of Hemel Hempstead. Reasonable access to train station at Apsley. Refer to Core Strategy Issues and Options Paper (Area 2).

Next steps recommended

Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	STA 1
Site Address	Land adjacent to Holtsmere End Road and Redbourn Road (Note – this is within St. Albans City and District Council area)
Area (ha)	35
Current Use	Farm Land
Proposed Use	Residential
Potential site capacity	875
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1,4 (a), 5, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and intensification of development there. Site lies within St. Albans City and District Council Area. Potential coalescence with Redbourn. Would represent a major extension of development into the countryside as a new neighbourhood. Site crossed by electricity transmission lines. Forms part of a strategic site (Area 11) considered in detail under the Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (Nov 2006).
Time-scale	6-15 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Loss of greenfield site in Green Belt. • Reasonably well located to existing school and Woodhall Farm Local Centre. • Close to Maylands employment area. • Large enough to support a mix of uses and infrastructure.

Next steps recommended

Consider further through the Core Strategies of both Dacorum and St Albans and East Hemel Hempstead Town Gateway Action Area Plan (to be prepared jointly with St. Albans Council)

Site Reference	STA 2
Site Address	Crown Estate Land east of Hemel Hempstead
Area (ha)	485.5
Current Use	Farm Land
Proposed Use	Residential
Potential site capacity	8850
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1,4 (a), 5, 7 (a)
Affects key environmental designation(s)?	Semi-Natural Ancient Woodland (Blackwater Wood)
Key land use issues raised	Loss of Green Belt land and intensification of development there. Site lies within St. Albans City and District Council Area. Potential significant impact on Leverstock Green and Pimlico village residential areas and potentially on Bunkers Park. Would represent a major extension of development into the countryside as new neighbourhoods. Site crossed by electricity transmission lines and underground pipelines. Site within close proximity to Buncefield Oil Depot . Includes several strategic sites (Areas 12a, 12b, 13, 14a, 14b and 14c) considered in detail under the Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead (Nov 2006). Site is the same area as the Gorhambury Estate Proposal. The site is adjacent to the M1 which would have noise and pollution implications for residential development. New infrastructure would be required for significant residential areas.
Time-scale	6-15 years +

<p>Sustainability Conclusion</p>	<ul style="list-style-type: none"> • Loss of greenfield site in Green Belt. • Parts of site are reasonably well located to existing schools and Leverstock Green Local Centre. • Close to Maylands employment area. • Large enough to support a mix of uses and infrastructure.
<p>Next steps recommended</p>	<p>Consider further through the Core Strategies of both Dacorum and St Albans and East Hemel Hempstead Town Gateway Action Area Plan (to be prepared jointly with St. Albans Council)</p>

Site Reference	WH 7
Site Address	End of Kimpton Close, Redbourn Road
Area (ha)	0.12
Current Use	Garage courts and parking (DBC owned and being progressed through HA)
Proposed Use	Housing
Potential site capacity	5
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	Site adjacent to an area of open space. Large area of site affected by TPOs.
Key land use issues raised	None
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> Near a local centre.
Next steps recommended	To be progressed further.

Berkhamsted

Site Reference	BC 2
Site Address	New Lodge, Bank Mill Lane
Area (ha)	1.789
Current Use	Residential and former farm/nursery buildings
Proposed Use	Housing
Potential site capacity	55
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	River buffer zone is affected by a flood zone.
Key land use issues raised	Subject to adopted development brief. Flood risk in river buffer zone area.
Time-scale	0-5 years.
Sustainability Conclusion	<ul style="list-style-type: none">• Good access to town centre.• Links to the Grand Union Canal.
Next steps recommended	Developer intention known and Development Brief has been adopted. Progress further.

Site Reference	BC 12
Site Address	The Old Maltings Scout Hall, Chapel Street, Berkhamsted
Area (ha)	0.6
Current Use	Scout Hall and Garage
Proposed Use	Residential
Potential site capacity	7
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	Flood Zones 2 and 3
Key land use issues raised	The site is located within the Berkhamsted Conservation Area and within an Area of Archaeological Significance. Part of the site is within Flood Zone 3 (a): high probability where residential development should only be permitted if it meets the exception test. Part of the site is within Flood Zone 2 where residential development may be appropriate. Loss of Social and Community Facilities – a new site may be required for relocation of the Scout Hall.
Time-scale	Not specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Brownfield site within Berkhamsted town centre; and • Good access to Berkhamsted train station, bus routes and local services and facilities.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	BC 38
Site Address	Rose Cottage, Bank Mill Lane, Berkhamsted
Area (ha)	0.32
Current Use	Existing housing
Proposed Use	Residential
Potential site capacity	24
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 24 dwellings. Site is located on the edge of Berkhamsted settlement. The site contains an element of open space and is adjacent to a listed building.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Brownfield site on edge of Berkhamsted; and • Reasonably good access to Berkhamsted train station, bus routes and local services and facilities.
Next steps recommended	Already has planning permission.

Site Reference	BC 44
Site Address	Squash Courts, RO 110 High Street, Berkhamsted
Area (ha)	0.15
Current Use	Squash Courts
Proposed Use	Residential
Potential site capacity	13
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 13 dwellings. Site is located within Berkhamsted Conservation Area and within an Area of Archaeological Significance. Within Berkhamsted town centre and adjacent to a listed building.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Brownfield site within Berkhamsted town centre; and • Good access to Berkhamsted train station, bus routes and local services and facilities.
Next steps recommended	Already has planning permission.

Site Reference	BC 45
Site Address	Land R/O New Road and Springfield Road
Area (ha)	0.68
Current Use	Open land
Proposed Use	Residential
Potential site capacity	16
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 16 dwellings. Loss of Open Land.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Greenfield site on edge settlement; and • Good access to bus routes and local services and facilities in Berkhamsted.
Next steps recommended	Already has planning permission.

Site Reference	BE 28
Site Address	Nursery, Montessore School, 1 Park View Road
Area (ha)	0.06
Current Use	Vacant Land
Proposed Use	Residential
Potential site capacity	5
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 5 dwellings. Site is within Berkhamsted Conservation Area and an area of Archaeological Significance.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Brownfield site on edge of town centre; and • Good access to local Berkhamsted train station, bus routes and local services and facilities.
Next steps recommended	Already has planning permission

Site Reference	BW 29
Site Address	The Old Orchard, Shootersway, Berkhamsted
Area (ha)	0.1814
Current Use	Residential dwelling
Proposed Use	Residential
Potential site capacity	8
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt and adjacent to a listed building. Intensification of development on Green Belt Land.
Time-scale	Not specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Brownfield site within Green Belt; • Edge of town location; • Good access to local services and facilities within Berkhamsted; • Close to Ashlyns shcool.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	BW 30
Site Address	Land at Little Kingshill, Kingshill Way, Berkhamsted
Area (ha)	3.705
Current Use	Open Land, dwellings and cemetery
Proposed Use	Residential
Potential site capacity	159
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt and partially within an area of archaeological significance. Site adjacent to a listed building. Site would be highly visible from surrounding open land. Contrary to East of England Plan which does not support the release of Green Belt Land around Berkhamsted for housing.
Time-scale	Not specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Largely greenfield site within Green Belt; • Edge of town location; • Good access to local services and facilities within Berkhamsted; • Close to Ashlyns shcool.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	BW 34
Site Address	St Francis Close, Shrublands Road, Berkhamsted
Area (ha)	0.35
Current Use	Convent
Proposed Use	Residential
Potential site capacity	16
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 16 Flats. Redevelopment of existing residential institution to residential dwellings.
Time-scale	0-5 years (planning permission granted)
Sustainability Conclusion	<ul style="list-style-type: none"> • Town centre location; • Good access to Berkhamsted train station, bus routes and local services and facilities.
Next steps recommended	Site has planning permission.

Site Reference	BW 35
Site Address	The Chilterns and Cherry Laurel Court, Stoney Close, Berkhamsted
Area (ha)	0.45
Current Use	Housing
Proposed Use	Residential
Potential site capacity	12
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Planning permission granted for 25 Flats and 1 office unit. Redevelopment of existing residential dwellings.
Time-scale	0-5 years (planning permission granted)
Sustainability Conclusion	<ul style="list-style-type: none"> • Town centre location; • Good access to bus routes and local services and facilities in Berkhamsted and Northchurch;
Next steps recommended	Site has planning permission.

Site Reference	BW 7
Site Address	Land at Sacred Heart Church, Park Street, Berkhamsted
Area (ha)	0.1487
Current Use	Church Garden
Proposed Use	Residential
Potential site capacity	8
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Close to Berkhamsted Conservation Area and within an Area of Archaeological Significance. The site is within Flood Zone 3 (a): high probability; and 3 (b): the functional floodplain. In Flood Zone 3 (b) residential development is not considered an appropriate use and within Flood Zone 3 (a) residential development should only be permitted if it meets the exception test. Loss of social and community facility land is contrary to Local Plan Policy.
Time-scale	Not specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Town centre location; • Good access to Berkhamsted train station, bus routes and local services and facilities; • Development on floodplain.
Next steps recommended	Consider further the need for the proposed use and balance against Flood Zone advice through Site Allocations DPD.

Tring

Site Reference	TE 17
Site Address	Land off Marshcroft Lane
Area (ha)	1.537
Current Use	Open Land behind residential dwellings
Proposed Use	Residential
Potential site capacity	27
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1,4 (a), 5, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Within area of archaeological significance. Development would have an impact on the openness of the green belt and would change the definition of the settlement boundary. Need to consider impact on dwellings on Marshcroft Lane and Grove Road.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of settlement (town); • Reasonably good access to local services and public transport routes; • Greenfield site.
Next steps recommended	Consider further the need for the proposal and balance against loss of Green Belt.

Site Reference	TW 8
Site Address	R/O Western Road, Tring
Area (ha)	0.67
Current Use	Garage Courts, Builders Yard, Rear of commercial uses, Gibbs Engineering
Proposed Use	Residential
Potential site capacity	37
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Adjacent to shopping area in Local Centre. Part of site is designated in local plan for conversion of employment land to housing and other uses.
Time-scale	None specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of local centre location, and fairly close to Tring town centre; • Fairly good access to local services and public transport routes; • Residential development would displace employment site on edge of local centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	TW 10
Site Address	101 High Street, Tring
Area (ha)	0.187
Current Use	Offices
Proposed Use	Residential
Potential site capacity	21
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Tring Conservation Area and there is a listed building on the site. Residential development would lead to a loss of employment land.
Time-scale	None specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of town centre location; • Good access to local services and public transport routes; • Residential development would displace employment site in town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Bovingdon

Site Reference	BOV 03
Site Address	R/O 10-22 (even numbers only) Church Street, Bovingdon
Area (ha)	0.508
Current Use	Rear gardens of large properties
Proposed Use	Residential
Potential site capacity	22
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Adjacent to Bovingdon Conservation Area, the Green Belt and an area of archaeological significance. Loss of residential gardens. Intensification of development would have significant impact on the character of the area.
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of village location; • Good access to local services and facilities, although these are limited.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	BOV 74
Site Address	Land adjoining Chaulden View, London Road
Area (ha)	1.08
Current Use	Garage and residential dwellings
Proposed Use	Residential
Potential site capacity	87
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 4 (a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of development within the Green Belt. Loss of some existing residential and garage. Listed building on site.
Time-scale	6-10 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of settlement location; • Good access to Hemel Hempstead train station and bus routes; • Poor access to local services and facilities. • Previously considered by an inspector and it was recommended that it not be released from Green Belt as it would damage its form and function.
Next steps recommended	Consider further through Site Allocations DPD.

Kings Langley

Site Reference	KL 15
Site Address	R/O Jubilee Walk, Watford Road, Kings Langley
Area (ha)	0.74
Current Use	Open land (housing allocation site)
Proposed Use	Residential
Potential site capacity	32
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Follows Local Plan
Time-scale	Under construction
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of village location; • Good access to Kings Langley train station and local facilities at Kings Langley; and • Close to employment land.
Next steps recommended	Retain in schedule until complete

Site Reference	KL 48
Site Address	Open land surrounding Red Lion PH, Nash Mills Lane
Area (ha)	1.266
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	60
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7 (a)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Located within the Green Belt, and within an area covered by an Article 4 Direction. Area sensitive to potential coalescence with Rucklers Lane and other housing. The northern part of the site is within Flood Zone 3 (a): high probability; and and 3 (b): the functional floodplain. In Flood Zone 3 (b) residential development is not considered an appropriate use and within Flood Zone 3 (a) residential development should only be permitted if it meets the exception test. Adjacent to an employment area, and a listed building (Red Lion Public House). Potential coalescence with Kings Langley.
Time-scale	6-10 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of town location; • Good access to Apsley train station; • Close to employment land; and • Flood Zone 3.

Next steps recommended

Consider further the need for the proposed use and balance against Flood Zone advice. Consider the site further through Site Allocations DPD.

Markyate

Site Reference	WA 19
Site Address	Corner of Hicks Road and High Street, Markyate
Area (ha)	0.117
Current Use	Garage/tool hire
Proposed Use	Residential
Potential site capacity	9
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (c)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Located within the local centre, the Markyate conservation area and adjacent to an area of archaeological significance and listed buildings. Residential development would lead to a loss of employment land. Potential issues with ground contamination. In flood zone 3a: high probability, in which residential development should only be permitted if it meets the exception test.
Time-scale	6-10 years
Sustainability Conclusion	<ul style="list-style-type: none"> • Village centre location; • Good access to local services and bus routes – although these are limited; • The village is some distance from a major urban centre.
Next steps recommended	Consider the need for the proposed use against the floodplain designation and national advice.

Site Reference	WA 36
Site Address	R/O 50 & 52 High Street, Markyate
Area (ha)	0.969
Current Use	Builders Yard
Proposed Use	Residential
Potential site capacity	7
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the local centre, the Markyate conservation area and an area of archaeological significance. Adjacent to a listed building. Poor access to site. Residential development would lead to a loss of employment land.
Time-scale	Not specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Village centre location; • Good access to local services and bus routes – although these are limited; • The village is some distance from a major urban centre.
Next steps recommended	Consider further the need for the proposed use and relative priority.

Site Reference	WA 51
Site Address	London Road, Markyate
Area (ha)	5.31
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	159
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(c)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Located within the Green Belt. Contrary to policies in the East of England, which do not support the release of Green Belt land around Markyate for housing, or the expansion of this settlement to accommodate new growth. If developed, the site would constitute a significant growth to the village, which would be likely to affect its character. Small section of site within Flood Zone 3, and Flood Zone 3 runs along the north of the site.
Time-scale	Not specified
Sustainability Conclusion	Not a particularly sustainable location: <ul style="list-style-type: none"> • Greenfield site within the Green Belt; • Good accessibility to A5 and M1, but otherwise limited infrastructure; • The village is some distance from a major urban centre.
Next steps recommended	Consider further the need for the proposed use and balance against loss of Green Belt, and significant addition to size of village.

Other Settlements

Site Reference	ALD 16
Site Address	Land at Tom's Hill
Area (ha)	32.94
Current Use	Country Estate
Proposed Use	Housing
Potential site capacity	11 (with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 4 (b), 6
Affects key environmental designation(s)?	Site in Rural Area, AONB and next to a SSSI.
Key land use issues raised	None
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> In the countryside.
Next steps recommended	Planning permission already granted.

Site Reference	ASH 4
Site Address	Garage at Hudnall Corner
Area (ha)	0.41
Current Use	Garage
Proposed Use	Housing
Potential site capacity	6(with planning permission)
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	2, 4 (b), 6
Affects key environmental designation(s)?	Site in Rural Area, AONB and next to Area of Archaeological significance.
Key land use issues raised	None
Time-scale	0-5 years
Sustainability Conclusion	<ul style="list-style-type: none"> • In the countryside.
Next steps recommended	Planning permission already granted.

Site Reference	TW 25
Site Address	Marston Court, Long Marston
Area (ha)	0.6885
Current Use	Greenfield Land
Proposed Use	Residential
Potential site capacity	12
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 7(d)
Affects key environmental designation(s)?	Flood Zone 3
Key land use issues raised	Located within the Tring Reservoirs Landscape Character Area, within a wildlife site and within an area of archaeological significance. It is adjacent to an area of open space and a conservation area, and a public right of way passes through the site. A small part of the site is within Flood Zone 2, and it is adjacent to Flood Zone 3. Consideration needs to be given to the impact on the openness of the rural area, and what amenity value the land has.
Time-scale	None specified
Sustainability Conclusion	<ul style="list-style-type: none"> • Edge of village centre location; • Good access to local services and bus routes – although these are very limited; • The village is some distance from a major urban centre.
Next steps recommended	Consider further the need for the proposed use through Site Allocations DPD.

Site Reference	WA 55
Site Address	Bradden Meadow, Jockey End, Gaddesden Row
Area (ha)	0.21
Current Use	Open Land
Proposed Use	Residential
Potential site capacity	7
Identified by	Identified as new site for SHLAA
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 6
Affects key environmental designation(s)?	AONB
Key land use issues raised	Located within the Rural Area, the Chilterns AONB, and within an area of archaeological significance. Residential development is contrary to Local Plan Policy, however, planning permission for 7 dwellings already granted. Not a prominent site, although development would detract from the rural character and appearance of the area, and would have a detrimental effect on this part of the Chilterns Area of Outstanding Natural Beauty.
Time-scale	0-5 years
Sustainability Conclusion	Not a particularly sustainable location: <ul style="list-style-type: none"> • Greenfield site in rural area; • Limited infrastructure; • The village is some distance from a major urban centre.
Next steps recommended	Site has planning permission.

PART THREE

Site Proformas

Gypsy and Traveller sites

GYPSY AND TRAVELLERS

SETTLEMENT PROFORMAS

Most of the locations below have been identified through the Scott Wilson report: **Accommodation needs of Gypsies and Travellers in South and West Hertfordshire Stage Two – Identification of potential Gypsy and Traveller sites in the study area (September 2006)**. Sites were assessed against broad criteria (e.g. the avoidance of important environmental designations such as the Area of Outstanding Natural Beauty, wildlife sites and flood plains). This was followed by specific criteria (such as proximity to local services, necessity for earthworks, screening, the existence of buffers between locations and housing, visual amenity, and site access etc). Sites were then allocated a preference score (1, 2 or 3 - 1 is the most preferable) based on a technical judgement.

The study concluded that, because of restrictions and the difficulty of delivering sites within urban areas, Green Belt should not be used in the selection process. Therefore, it was not seen as an overriding constraint.

Government policy does allow for exceptions to be made to Green Belt policy where it can be demonstrated that very special circumstances exist which outweigh the harm to the Green Belt. The lack of suitable alternative sites in the urban area to meet an identified need means that there are special circumstances to warrant greenfield sites in the Green Belt being identified. Further assessment of a location required based on the Council's interpretation of the Scott Wilson criteria and its ranking, the ability to deliver sites, and the overall level of pitches needed. The latter will be confirmed through the review of the East of England (Regional) Plan by the East of England Regional Assembly.

The criterion of proximity to local services took into account a variety of specific services and facilities (e.g. shops, schools and doctors surgeries etc.). All of the locations are reasonably well located in terms of the broad criteria.

The assessment of sites by Scott Wilson was based on circumstances at the time of the study. They did not take into account any future planned changes that might stem from local or strategic growth requirements. These might affect the suitability of a particular location.

HEMEL HEMPSTEAD

Site Reference	D1
Site Address	Featherbed Lane
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	1
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Green Belt, but not next to housing. While located near to the A41, access to the site would be along Featherbed Lane and through a residential area. Access to Featherbed Lane is not straightfoward and it currently has a poor junction with King Edward Street that serves the Manor Estate. This junction is programmed to be improved as part of new housing proposal around the Manor Estate.
Time-scale	Not known.
Sustainability Conclusion	This is located reasonably close to a range of facilities and services in the Apsley area.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D2
Site Address	Felden (Featherbed Lane)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Green Belt, but not next to housing. While located near to the A41, access to the site would be along Featherbed Lane and through a residential area. Access to Featherbed Lane is not straightfoward and it currently has a poor junction with King Edward Street, which serves the Manor Estate. This junction is programmed to be improved as part of new housing proposal around the Manor Estate.
Time-scale	Not known.
Sustainability Conclusion	This is located reasonably close to a range of facilities and services in the Apsley area.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D15
Site Address	Highwood (Holtsmere End Lane)
Area (ha)	-
Current Use	Horticulture
Scott Wilson Preference Code	1
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Green Belt. Housing to south of site but separated by thick and continuous tree line. Location forms part of a large open field, and therefore requires careful screening to minimise its impact on wider views. Situated close to a range of services/facilities located in and adjacent to the Woodhall Farm local centre. Site has good access to M1/A5 along the Hempstead Road (via Holtsmere End Lane) which should avoid the need for caravans to travel through residential areas.
Time-scale	Not known.
Sustainability Conclusion	Close to primary school, doctors surgery, and Woodhall Farm local centre that is anchored by a large supermarket.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D19
Site Address	Cupid Green Lane
Area (ha)	-
Current Use	Horticulture
Scott Wilson Preference Code	2
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Housing to south of site but separated by thick and continuous tree belt. Location forms part of a large open field and therefore requires careful screening to minimise its impact on wider views. Situated equidistant from Grovehill and Woodhall Farm local centres that provide for a modest range of amenities. Its siting is less attractive in terms of accessibility. The location would result in the need for caravans to either travel through residential areas to the south or narrow country lanes to the north.
Time-scale	Not known.
Sustainability Conclusion	It is situated moderately close to a modest range of local services provided at Grovehill and Woodhall Farm local centres. Both a primary and secondary schools are situated nearby to the south.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D20
Site Address	Grovehill
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Housing to north-east. Location would require access through residential areas. Trees and hedges abutting housing. Careful screening required with housing and (given elevated position) from possible views from Piccotts End Lane / Piccotts End conservation area. Land to south has previously been recommended for housing by the Local Plan Inspector (see H/h_ in the Schedule of Site Appraisals (November 2006).
Time-scale	Not known.
Sustainability Conclusion	Close to a range of amenities provided by Grovehill local centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D21
Site Address	Polehanger Lane
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Housing to south. Location would require access through residential areas. Trees and hedges abutting housing. Forms part of large open fields to the north of Gadebridge, and thus would require careful screening to limit its impact on wider views.
Time-scale	Not known.
Sustainability Conclusion	Close to open space, primary school and Gadebridge local centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D22
Site Address	Fields End Lane
Area (ha)	-
Current Use	arable field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Fields End housing estate to east. No immediate frontage onto a road. Would need to be accessed potentially through residential areas and/or country lanes. While physically close to Warners End local centre, it does not have a convenient access to it.
Time-scale	Not known.
Sustainability Conclusion	There are a range of amenities nearby but the location does not have a convenient access to them.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D23
Site Address	Long Chaulden
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	2
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Housing to north east and south west. On opposite side of Long Chaulden is Shrubhill Common, which is an important local nature reserve and open space. Close to Warners End and Chaulden local centres. Location would require access through existing residential areas. Siting and screening would require careful handling as the Green Belt currently acts as a break between these areas of housing. Land to the west is being promoted as a strategic housing land release (see H/h62d).
Time-scale	Not known.
Sustainability Conclusion	Close to services and facilities provided by Warners End and Chaulden local centres.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D24
Site Address	Leverstock Green (Bedmond Road)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Land forms part of Bunkers Park and is a designated leisure proposal (L2) in the Local Plan. This part of the open space is set aside for pitch sports. Housing to north west (Woodfield Drive). Forms part of a larger open area of land, and would thus require careful screening to limit its wider impact on Bunkers Park. Close to Leverstock Green local centre. Could be approached from the south along Bedmond Road without the need to travel through residential areas.
Time-scale	Not known.
Sustainability Conclusion	Close to a range of local services and facilities to be found at Leverstock Green local centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

BERKHAMSTED

Site Reference	D3
Site Address	Berkhamsted (Swing Gate Lane)
Area (ha)	-
Current Use	Horticulture
Scott Wilson Preference Code	1
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Located close to the Hall Park neighbourhood, recreation ground and primary school. Its positioning up the valley side means that traffic would have to pass through residential areas to get to the site. Swing Gate Lane narrows as it rises up the valley. Valley ridge location would require careful siting of any site. Land is being promoted for housing (see Be/h2a and Be/h2 in the Schedule of Site Appraisals (November 2006).
Time-scale	Not known.
Sustainability Conclusion	Located close to school, recreation ground, but at a distance from other services, facilities and public transport to be found in the town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D4
Site Address	Ashlyns Hall (Swing Gate Lane)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Isolated location away from existing housing. Proximity to A41 Bypass may give rise to noise issues. Its positioning up the valley side means that traffic would have to pass through residential areas to get to the site. Swing Gate Lane narrows as it rises up the valley.
Time-scale	Not known.
Sustainability Conclusion	Located close to school, but at a greater distance from other services, facilities and public transport to be found in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D5
Site Address	Sandpit Green (Swing Gate Lane)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	2
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Isolated location away from existing housing. Proximity to A41 Bypass may give rise to noise issues. Its positioning up the valley side means that traffic would have to pass through residential areas to get to the site. Swing Gate Lane narrows as it rises up the valley.
Time-scale	Not known.
Sustainability Conclusion	Located close to school, but at a greater distance from other services, facilities and public transport to be found in the town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D6
Site Address	Dudswell Lane
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Part of a sensitive open gap separating the residential area of Northchurch and Dudswell. Dudswell conservation area to the west and R.Bulbourne and Grand Union Canal to the north. Would require careful siting in relation to existing sports/leisure facilities. Location may encourage traffic through built up parts of Berkhamsted and Northchurch. Dudswell Lane is a narrow road with a difficult junction with Tring Road.
Time-scale	Not known.
Sustainability Conclusion	Located at a distance from key services and facilities in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

TRING

Site Reference	D7
Site Address	Upper Dunsley (London Road)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Important gateway location into Tring from A4251/A41. Not next to any significant areas of housing, and could be part screened by existing farm complex. Located close to A41 junction, which would limit movements through the town when approaching from a southerly direction.
Time-scale	Not known.
Sustainability Conclusion	Good location close to a large supermarket and services and facilities in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D8
Site Address	Marshcroft Lane (SE Side)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Location would require traffic to pass through residential areas. Forms part of a larger area of archaeological significance. Housing to south and west.
Time-scale	Not known.
Sustainability Conclusion	Located close to a primary school, but at a further distance from services and facilities to be found in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D9
Site Address	Marshcroft Lane (NW side)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Location would require traffic to pass through residential areas. Forms part of a network of open fields and therefore would require careful screening to minimise its impact on the wider landscape. Housing to south and west.
Time-scale	Not known.
Sustainability Conclusion	Located close to a primary school, but at a further distance from services and facilities to be found in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D10
Site Address	Little Tring Road
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	2
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Icknield Way would provide straightforward access on to the A41 whose junction is located a short distance to the west. Thus potentially avoiding traffic through residential areas. Housing on opposite side of Icknield Way and being a relatively open field would require careful screening to minimise its impact on these properties and wider views.
Time-scale	Not known.
Sustainability Conclusion	Located moderately close to services and facilities provided by the town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D11
Site Address	Icknield Way (South side)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	1
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Not next to housing. Lies adjacent to a large industrial area (Icknield Way GEA). Icknield Way would provide straightforward access on to the A41 whose junction is located close to the site. Thus potentially avoiding traffic through residential areas. Site is being promoted for housing (see site ref T/h4 in the Schedule of Site Appraisals (November 2006)). The edge of the Chilterns Area of Outstanding Natural Beauty lies to the west of the location. Therefore, a sensitive setting requiring careful positioning and screening of any site to avoid harm to the high quality landscaping.
Time-scale	Not known.
Sustainability Conclusion	Located adjacent to employment opportunities, and reasonably close to open space and the Miswell Lane local centre. At a slightly further distance from other shops and local services in the town centre.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D12
Site Address	Icknield Way (North side)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Only scattered housing in the immediate vicinity. Large industrial area (Icknield Way GEA) on opposite side of road. Icknield Way would provide straightforward access to the A41 whose junction is located close to the site. Thus avoiding traffic through residential areas.
Time-scale	Not known.
Sustainability Conclusion	Located close to employment opportunities, open space and the Miswell Lane local centre. At a slightly further distance from other shops and local services in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D25
Site Address	Land adjacent Longbridge Close
Area (ha)	-
Current Use	Former builders yard/open fields
Scott Wilson Preference Code	No score. Separately estimated as being 3.
Identified by	Member of public
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Some loss of greenfield site in Green Belt. Relatively straightforward access on to Icknield Way and thereafter to the A41. Located next to housing (Longbridge Close) and the Grand Union Canal, and would be close to the edge of the Chilterns Area of Outstanding Natural Beauty. Therefore would represent a sensitive site requiring buffering / careful screening. Tree belt and small stream separates location from the dwellings. Narrow (single lane) track currently serves the site
Time-scale	Not known.
Sustainability Conclusion	At a relative distance to services and facilities in the town centre.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

BOVINGDON

Site Reference	D16
Site Address	Longcroft (Longcroft Flaunden Lane)
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Isolated location at a distance from the edge of the village. More scattered housing in immediate vicinity. Access to strategic road network not as convenient relative to other locations. Its position away from Chesham Road may encourage traffic through congested parts of the High Street.
Time-scale	Not known.
Sustainability Conclusion	Located at a slightly greater distance from services and facilities on the High Street relative to D17 and D18.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D17
Site Address	Bovingdon (Green Lane)
Area (ha)	-
Current Use	Grass Field
Scott Wilson Preference Code	2
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Relatively close access on to Chesham Road. Access to strategic road network not as convenient relative to other locations.
Time-scale	Not known.
Sustainability Conclusion	In relatively close proximity to local services and facilities to be found on the High Street
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	D18
Site Address	Bovingdon (Airfield)
Area (ha)	-
Current Use	Edge of airfield, some infrastructure.
Scott Wilson Preference Code	1
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Not located next to housing although falls within the Green Belt. While it is flat and open any development would require the creation of a buffer and careful landscaping with rest of airfield. Would need to ensure other activities on the airfield do not adversely impact on location. Proximity to HMP The Mount may require consultation on security related issues with the prison authority. More isolated site and access to strategic road network not as good relative to other locations. There is all ready an existing access to Chesham Road from Molyneaux Avenue. Positioned relatively close to Bovingdon local centre.
Time-scale	Not known.
Sustainability Conclusion	In relatively close proximity to local services and facilities to be found on the High Street.
Next steps recommended	Consider further through Site Allocations DPD.

MARKYATE

Site Reference	D13
Site Address	Windmill (Windmill Lane)
Area (ha)	-
Current Use	Disused. Small building left of entry. Large tarmac area behind entry gates
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(B), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Only scattered residential properties in immediate vicinity. Good access (via Luton Road) onto A5 which is signalled controlled. However, Windmill Lane is only a narrow lane. In a more isolated location in relation to Markyate village.
Time-scale	Not known.
Sustainability Conclusion	In a more elevated and distant location to access local services and facilities in Markyate.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Site Reference	D14
Site Address	The Ridings
Area (ha)	-
Current Use	Grass field
Scott Wilson Preference Code	3
Identified by	Scott Wilson Report
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Good access onto A5/M1. In close proximity to Markyate village. While the A5 would separate the site from housing in the village, it also acts as a barrier to pedestrian movement (although there is a foot bridge nearby).
Time-scale	Not known.
Sustainability Conclusion	Located relatively close to local service and facilities in the village, although the A5 acts as a barrier to convenient non-car movements.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

Bourne End

Site Reference	D26
Site Address	Land adj. Bourne End Industrial Estate
Area (ha)	-
Current Use	Open fields
Scott Wilson Preference Code	No Score. It would not meet criteria.
Identified by	Member of public.
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of greenfield site in Green Belt. Not located next to housing but would be adjacent to existing commercial area (Bourne End Mills). Potential for good access onto the A41 Bypass via existing industrial estate link road. Elevated position would require careful siting and screening.
Time-scale	Not known.
Sustainability Conclusion	The nearby A41 service area only provides a limited range of services and facilities. It is poorly related to local schools, doctors and public transport.
Next steps recommended	Consider eliminating from taking forward through Site Allocations DPD.

PART FOUR

Progress on sites since November 2006

HEMEL HEMPSTEAD

RESIDENTIAL

Garage sites to Residential

Site Reference	H/h33, H/h35 - H/h39 inc.
Site Address	Garage Sites: Bennetts End, Hemel Hempstead H/h33 - Barnacres Road 23-94 / Candlefield Road1-26 H/h35 - Deansway 1-36 H/h36 - Horserlers 13-20 H/h37 - Lime Walk 37-40 H/h38 - Reddings 1-22, 33-61 H/h39 - Ritcroft Street 41-106
Area (ha)	Not known
Current Use	Garage courts/blocks
Proposed Use	Residential
Potential site capacity	50 units of Affordable Housing (as specified by the Housing Enabling Manager)
Identified by	Hightown Praetorian and Churches Housing Association: and Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Potential loss of parking for existing local residents.
Time-scale	Not specified
Sustainability Conclusion	Previously Developed Land. Within Primary settlement therefore readily accessible to jobs, services and facilities.

Next steps recommended

Sites are all completed. Do not progress to next stage.

Social and Community to Residential/Mixed Use

Site Reference	H/h56
Site Address	Pixies Hill JMI School, Pixies Hill Crescent, Hemel Hempstead
Area (ha)	1.18ha
Current Use	Social and Community: Primary School
Proposed Use	Residential or mix of residential and social and community
Potential site capacity	Not known
Identified by	School site considered for closure within the Hemel Hempstead Primary School Review currently published for consultation by Hertfordshire County Council
<i>Preliminary Site Assessment</i>	
Type of site	1 (part), 2 (part), 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site located within the Open Land. Loss of school and potential social and community use
Time-scale	School closure expected on 31 August 2008 as outlined in the Hemel Hempstead Primary School Review
Sustainability Conclusion	Previously developed land. Located within existing settlement, but on open land. Near to the existing Local Centre and public transport links
Next steps recommended	Closure no longer being progressed through schools review. Do not progress to next stage.

BERKHAMSTED

SOCIAL / COMMUNITY

Green Belt to Social and Community Use

Site Reference	Be/c1
Site Address	Hospice Site, Shootersway, Berkhamsted
Area (ha)	2.7ha
Current Use	Planning permission was granted in 2002 for a new Hospice (currently under construction)
Proposed Use	Remove the site from the Green Belt and re-designate land for community use
Potential site capacity	-
Identified by	Aitchison Raffety
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5, 6
Affects key environmental designation(s)?	Within the Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Planning permission exists on the site relating to the proposal. Green Belt designation would provide greater control over the future potential intensification of use on the site
Time-scale	-
Sustainability Conclusion	Located in the countryside within Green Belt. Therefore not a sustainable site in terms of proximity to public transport shops and facilities
Next steps recommended	Hospice building completed and in active use. Do not progress to next stage.

APPENDIX 1

Maps of Sites Considered

LISTED SEPERATELY