



DACORUM'S SCHEDULE OF SITE APPRAISALS

November 2006

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INTRODUCTION

This Schedule of Site Appraisals forms part of the background technical work produced to support the Council's Site Allocation Development Plan Document (DPD).

It comprises a summary of all sites that have been considered through the initial 'Issues and Options' stage, up until 1st October 2006.

Many of the recommendations regarding sites came from technical studies carried out by specialist consultants on behalf of the council and do not necessarily have the support of landowners.

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 Options stage, the issues of *feasibility / suitability* (i.e. whether the site would require significant levels of new infrastructure and whether there are any known issues that would prevent the site coming forward within the plan period for the uses(s) proposed) and *accessibility* (i.e. location in relation to the public transport network and principal road network) will be considered in more detail.

Many of the sites are discussed further in the Council's Site Allocations Issues and Options Paper (November 2006).

A process of sustainability appraisal of sites and options is being carried out by consultants and a separate sustainability report will follow.

What are the sources of the sites considered?

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

- Technical studies undertaken by or on behalf of the Borough Council.
- Past consideration at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011 and associated Inspector's Report.
- Landowners (both public and private).
- Agents acting on behalf of landowners.
- House builders and developers.
- Council departments.

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

Unimplemented sites from the current Dacorum Borough Local Plan 1991-2011 have only been included when changes have been put forward regarding (a) the mix of uses, (b) the extent of site; and/or (c) the detailed development requirements affecting that site.

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 into land use (i.e. housing, retail) 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 Councils, C4S and Halcrow. This is published separately and will include an initial assessment of the sustainability conclusions for each site.

How do I find out exactly where these sites are?

Sites in Part 1 of 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.

Sites in Part 2 are illustrated on the maps in Appendix 2. Colour coding distinguishes between those sites with an estimated capacity of less than 10 units and more than 10 units. These sites have been put forward through the Council's Urban Capacity Study (January 2005). Copies of the Urban Capacity Study are available for reference purposes from local libraries and from Planning Reception at the Civic Centre, Marlowes, Hemel Hempstead.

Where the sites put forward for consideration have clearly defined boundaries, these are shown with a red edge on the maps. Some sites have only been submitted as a general location at this stage. These are shown as blue shaded areas on the maps.

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

Note 1:

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

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

Note 2:

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

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

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

List of Sites Considered

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
H/h1	Marchmont Farm (agent submission/landowner submission)
H/h23	The Hive, Featherbed Lane, Felden
H/h25	Marchmont Farm (Inspectors Report)
H/h32	Shendish Manor (agent submission)
H/h40	Gorhambury Estate land (landowner submission)
H/h41	Marchmont Farm (Core Strategy)
H/h42	Shendish Manor (Core Strategy)
H/h54	Bunkers Park (Core Strategy)
H/h44	Nash Mills (Core Strategy)
H/h45	Felden (Core Strategy)
H/h46	Grovehill and Woodhall Farm (Core Strategy)
H/h47	Boxmoor (Core Strategy)
H/h48	Gadebridge North (Core Strategy)
H/h49	Old Town (Core Strategy)
H/h62	Pouchen End, West Hemel Hempstead (Core Strategy)
H/h63	Land beside M1
H/h64	Land at Breakspear Way
H/h65	Land North of Gadebridge (landowner submission)
H/h66	Breakspear Way (Inspectors Report)
H/h67	West Hemel Hempstead (Inspectors Report)
H/h68	Shendish Manor (Inspectors Report)
H/h71	London Road, Boxmoor (Inspectors Report)
H/h72	Sheethanger Lane, Felden (Inspectors Report)

Garage Sites to Residential	
Site Code	Site Address
H/h5	Windmill Road, Adeyfield
H/h6	Driftway, Adeyfield
H/h7	Paston Road, Adeyfield
H/h8	Mimas Road, Highfield
H/h9	Malvern Way, Highfield
H/h10	Eastwick Row end of Mariner Way, Adeyfield
H/h11	Marlins Turn (A) and (B), Warners End
H/h12	Cuttsfield Terrace / Chaulden Terrace, Chaulden
H/h13	Cumberlow Place, Leverstock Green
H/h14	Kimpton Close / Cleaves Road, Woodhall Farm

H/h15	Claymore, Grovehill
H/h16	Eskdale Court / Borrowdale Court / Westerdale, Highfield
H/h33	Barnacres Road/Candlefield Road, Bennetts End
H/h35	Deansway, Bennetts End
H/h36	Horselers, Bennetts End
H/h37	Lime Walk, Bennetts End
H/h38	Reddings, Bennetts End
H/h39	Ritcroft Street, Bennetts End

Existing Housing Allocations for retention / amendment	
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Site Code	Site Address
H/h4	Paradise Fields (H40)
H/h26	Land south of Redbourn Road (H41)
H/h27	Buncefield Lane / Green Lane (H38)
H/h28	Westwick Farm, Pancake Lane (H42)
H/h29	Three Cherry Trees Lane / North East Hemel Hempstead (H18)

Employment to Residential / Mixed Use	
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Site Code	Site Address
H/h17	Ebberns Road / Frogmore Road
H/h18	1-13 Frogmore Road
H/h19	Frogmore End, Frogmore Road
H/h22	Three Cherry Trees Lane (East) (E4)
H/h30	74-78 Wood Lane End
H/h31	Hemel Gateway
H/h34	Gas Board site, London Road (TWA5)
H/h53	Former Kodak Tower, Cotterells
H/h59	Land at former John Dickinsons, London Road (TWA7)
H/h60	Sappi Site, Nash Mill, Belswains Lane
H/h61	Lord Alexander House, Waterhouse Street
H/h69	Buncefield Lane (Inspectors Report)

Leisure to Residential	
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Site Code	Site Address
H/h21	Leverstock Green football club
H/h50	Hemel Hempstead football club
H/h51	Land adj 37 Coleridge Crescent

Social and Community to Residential/Mixed Use	
Site Code	Site Address
H/h2	West Herts College
H/h3	Hemel Hempstead Hospital (C5)
H/h55	Martindale Primary School, Boxted Road
H/h56	Pixies Hill JMI School, Pixies Hill Crescent
H/h57	Barncroft Primary School, Washington Avenue
H/h58	Jupiter Drive JMI School, Jupiter Drive

Retail / Local Centre / Town Centre to Residential and/or Mixed Use	
Site Code	Site Address
H/h24	Three Horseshoes Petrol Filling Station, Leverstock Green
H/h52	Civic Zone

EMPLOYMENT

Leisure to Employment	
Site Code	Site Address
H/L1	Caravan site, Buncefield Lane, Bedmond Road

Employment to Amended General Employment Area Employment	
Site Code	Site Address
H/e1	Junction of Eastman Way and Swallowdale Lane

SOCIAL AND COMMUNITY

Site Code	Site Address
H/c1	Land at Featherbed Lane, Two Waters Way, Apsley

RETAIL

Retail / Local Centres to Mixed Use	
Site Code	Site Address
H/r1	Marlowes / Bridge Street / Waterhouse Street
H/r3	Jarman Fields local centre

Employment to Retail	
Site Code	Site Address
H/r2	Maylands Business Area

TRANSPORT

Other Transport Proposals	
Site Code	Site Address
H/t1	Dacorum cycle route network
H/t2	Dacorum pedestrian route network
H/t3	Hemel Hempstead Northern Bypass
H/t4	A414 Maylands Avenue roundabout
H/t5	A414 Breakspear Way / Green Lane roundabout
H/t6	North East Relief Road
H/t7	Swallowdale Lane
H/t8	A4147 Redbourn Road
H/t9	Breakspear Way
H/t10	Water Gardens North Car Park
H/t11	A4251, London Road, Apsley
H/t12	Plough Roundabout

LEISURE & RECREATION

Green Belt to Leisure	
Site Code	Site Address
H/L4	Land at West Hemel Hempstead
H/L6	Shendish Manor – south side fields

Open Land to Residential or Leisure	
Site Code	Site Address
H/L2	Land north of H42
H/L5	Lucas Sports Ground, Breakspear Way
H/h70	Field between Westwick Farm & Green Lane (Inspectors Report)
H/h73	Land at Horseshoe, Leverstock Green
H/h74	Land between Westwick Farm and Green Lane

Amend Existing Open Land Designation	
Site Code	Site Address
H/L3	Bunkers Farm

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
Be/h1	Ivy House Lane
Be/h2	Land south of Berkhamsted
Be/h3	Lockfield, New Road
Be/h4	Pea Lane, Nothchurch
Be/h5	Land at Shootersway
Be/h6	Blegberry, Shootersway
Be/h7	Land to the west of Durrants Lane
Be/h8	Land at Bank Mill Lane
Be/h9	Land at Ashlyns School

TRANSPORT

Other Transport Proposals	
Site Code	Site Address
Be/t1	Tunnel Fields, Northchurch
Be/t2	A41 Chesham Road junction

RETAIL

Site Code	Site Address
Be/r1	Land off High Street / Water Lane

SOCIAL / COMMUNITY

Green Belt to Social and Community Use	
Site Code	Site Address
Be/c1	Hospice Site, Shootersway

TRING

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
T/h2	Marchcroft Lane (landowner submission)
T/h3	Land north of Icknield Way
T/h4	Land adjacent to Icknield Way GEA
T/h5	Land at New Mill
T/h6	Marshcroft Lane / Station Road (landowner submission)
T/h10	Land between Station Road, Cow Road and London Road
T/h11	Station Road/Cow Lane
T/h12	South of Park Street

Town Centre to Residential	
Site Code	Site Address
T/h13	Cattle Market, Brook Street

Leisure to Residential	
Site Code	Site Address
T/h14	Land at Miswell Lane

Employment to Residential / Mixed Use	
Site Code	Site Address
T/h1	Rear of Western Road
T/h7	Akeman Street, General Employment Area
T/h8	Brook Street, General Employment Area
T/h9	Miswell Lane

EMPLOYMENT

Green Belt to Employment	
Site Code	Site Address
T/e1	Land Adjacent to Icknield Way General Employment Area
T/e2	Land Between Marshcroft Land and Station Road
T/e3	Dunsley and Cow Farm Lane

RETAIL

Retail / Local Centres to Mixed Use	
Site Code	Site Address
T/r1	Cattle Market & Forge Car Park

LEISURE & RECREATION

Green Belt to Leisure	
Site Code	Site Address
T/L1	Dunsley and Cow Lane Farms
T/L2	Land at Hastoe Lane/Park Road
T/L3	Land west of Cow Lane
T/L4	Land east of Cow Lane

TRANSPORT

Green Belt to Transport	
Site Code	Site Address
T/t1	Land Adjacent to Tring Station car park, Station Road

BOVINGDON

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
Bov/h1	Land at Duckhall Farm
Bov/h2	Land off Louise Walk
Bov/h3	Little Gables, Long Lane
Bov/h4	Land at Middle Lane, Bovington
Bov/h5	Land at Shantock Hall Lane
Bov/h6	Land at Grange Farm
Bov/h7	Land at Long Lane

EMPLOYMENT

Green Belt to Employment	
Site Code	Site Address
Bov/e1	Land between Ley Hill Road and Bakers Wood

LEISURE & RECREATION

Green Belt to Leisure	
Site Code	Site Address
Bov/L1	Drive-Thru Cinema, Bovington Airfield

SOCIAL / COMMUNITY

Amend Existing Major developed Site in the Green Belt Designation	
Site Code	Site Address
Bov/c1	Bovington Prison

KINGS LANGLEY

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
KL/h3	Rectory Farm, Rectory Lane
KL/h4	Rucklers Wood, Rucklers Lane
KL/h5	Hill Farm, Love Lane

Employment to Residential / Mixed	
Site Code	Site Address
KL/h1	Sunderlands Yard, Church Lane
KL/h2	Ex- Kings Langley Building Supplies

LEISURE & RECREATION

Green Belt to Leisure	
Site Code	Site Address
KL/L1	Rectory Farm
KL/L2	Rucklers Wood, Rucklers Lane

HISTORIC HERITAGE

Site Code	Site Address
KL/hh1	Rucklers Lane flint bungalows

MARKYATE

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
M/h3	Foxdall Farm, Luton Road
M/h4	Dammersley Close

M/h5	Land at Wesley Road, Albert Street
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Rural Area to Residential	
Site Code	Site Address
M/h1	Land at Cheverells Green (east)
M/h6	Land at Buckwood Road
M/h7	Land at Buckwood Road/Cavendish Road
M/h9	Land at Cheverells Green (west)

Open Land to Residential	
Site Code	Site Address
M/h8	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top

Employment to Residential / Mixed	
Site Code	Site Address
M/h2	Hicks Road / A5

Rural Area to Mixed Transport/Community Use	
Site Code	Site Address
M/t1 a&b	Land at Slip End / Pepsal End

OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential	
Site Code	Site Address
O/h2	The Twist, Wiggington
O/h6	Bourne End Lane, Bourne End
O/h8	End of Nunfield Chipperfield
O/h9	Ackwell Simmons Ltd, Chapel Croft, Chipperfield

Rural Area to Residential	
Site Code	Site Address
O/h4	Grange Road, Wilstone (DBC housing submission)
O/h5	Grange Road, Wilstone (landowner submission)
O/h7	Wilstone Bridge, Tring Road, Wilstone

Employment to Residential / Mixed Use	
Site Code	Site Address
O/h1	Bourne End Mills (employment & residential)
O/h3	Bourne End Mills (elderly persons complex)

LEISURE & RECREATION

Green Belt to Leisure/Tourism	
Site Code	Site Address
O/L1	Piccotts End Pumping Station

TRANSPORT

Other Transport Proposals	
Site Code	Site Address
O/t1	Water End A4146

SITE PROFORMAS

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential

Site Reference	H/h1
Site Address	Marchmont Farm, Hemel Hempstead
Area (ha)	19.01 ha
Current Use	Agricultural
Proposed Use	Residential
Potential site capacity	500 (6/9/05 letter); 550 (24/11/05 letter)
Identified by	Sellwood Planning on behalf of Gleeson Homes (see also H/h25)
<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. Site identified by Local Plan Inquiry Inspector (paras. 7.57.1 – 7.57.16 of Inspector's Report). He identified a smaller area (approx. 13.2 ha) with capacity for 285 dwellings (see H/h25). The relationship with the ridgeline that screens the site from Piccotts End, and the size of the site will require careful examination.
Time-scale	Not known. Inspector considered that the site could come forward before the end of the current Plan period (i.e. before 2011).
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 bus service, which could be extended through the site, and within 2 kms of the Maylands

	<p>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. However the extended site proposed would increase the distance to the local centre.</p>
<p>Next steps recommended</p>	<p>Consider further through Core Strategy and Site Allocations DPDs.</p>

Site Reference	H/h23
Site Address	The Hive, Featherbed Lane, Felden, Hemel Hempstead
Area (ha)	1.1
Current Use	Residential curtilage.
Proposed Use	Residential
Potential site capacity	5-10 (low density)
Identified by	P J Kelly (landowner)
<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	Put forward at 1992 Local Plan Inquiry as part of larger area between Sheethanger Lane and Featherbed Lane for exclusion from the Green Belt and development for low density housing (paras. 3.116-3.119 of Inspector's Report). Rejected by Inspector as a significant extension to the built up area. This site on its own would represent an incongruous extension into the Green Belt. Refer to Core Strategy Supplementary Issues and Options – Growth at Hemel Hempstead.
Time-scale	Not known
Sustainability Conclusion	Not a sustainable location, except possibly for the station.
Next steps recommended	Consider further through Core Strategy Supplementary Issues and Options as part of a potentially larger site.

Site Reference	H/h25
Site Address	Marchmont Farm, Hemel Hempstead
Area (ha)	14.16
Current Use	Agricultural / with occasional weekend use for car boot sales.
Proposed Use	Residential, with associated leisure space.
Potential site capacity	285+ (Capacity taken from Inspector's Report)
Identified by	Planning Inspector (at previous Local Plan Inquiry – see also H/h1)
<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. The relationship with the ridgeline that screens the site from Piccotts End and the size of the site will require careful examination.
Time-scale	Not known. Inspector considered that the site could come forward before the end of the current Plan period (i.e. before 2011).
Sustainability Conclusion	Inspector considered it to be a more sustainable location than other greenfield sites due to proximity to existing link road, schools and local shops. 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). See also H/h1.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h32
Site Address	Shendish Manor, Apsley, Hemel Hempstead
Area (ha)	75 (approx)
Current Use	Hotel, golf course and agricultural land
Proposed Use	Residential/Mixed
Potential site capacity	2500
Identified by	Barton Willmore for Directors of Shendish Manor (see also H/h42 and H/h68)
<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 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 harm 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). Adverse effect on setting of Grade II Listed Building (paras. 7.59.16-7.59.23 of the Inspector's Report). Problems with access to London Road and possible congestion (paras. 7.59.28-7.59.40, 7.59.45 of the Inspector's Report). Proposal raises the possibility of direct access onto the A41.
Time-scale	Not known
Sustainability Conclusion	Possible to have footpath and cycle links to Manor Estate. Reasonable access to public transport and a range of facilities, except GP, but increased distances from western part of site. Direct access onto A41 would encourage

	car use. 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	H/h40
Site Address	Wider Gorhambury Estate, Hemel Hempstead (Note – this is not within the Borough of Dacorum and is therefore not mapped)
Area (ha)	100
Current Use	Mainly agricultural/some previously developed land.
Proposed Use	Residential and employment development with associated leisure and open land uses.
Potential site capacity	5-6000 (and other uses)
Identified by	Entec (for Crown Estate) (see also H/h63)
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	M1 widening (Link to land use in Dacorum), presence of other infrastructure and proximity to Buncefield needs to be considered when assessing whether an acceptable residential environment could be provided. For more detailed consideration of potential opportunities refer to Core Strategy Supplementary Issues and Options – Growth at Hemel Hempstead.
Time-scale	Not known.
Sustainability Conclusion	Potentially large enough for a mixture of uses, which might help reduce the disadvantages of its location at the extreme eastern edge of the town. The area was briefly considered at the 2001 Local Plan Inquiry. The Inspector stated that even if it had been open to him to consider them, he was not satisfied that they would be suitable locations for housing in view of their remoteness from most facilities. The area had been rejected by the Structure Plan Examination In Public Panel (paras. 7.56.1-

	7.56.3). Sustainability of site(s) to be considered further through Core Strategy Supplementary Issues and Options: Growth at Hemel Hempstead.
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). Dependant upon the outcome of issue of growth at Hemel Hempstead in East of England Plan.

Site Reference	H/h41
Site Address	Marchmont Farm, Hemel Hempstead
Area (ha)	13.29ha
Current Use	Agricultural / with occasional weekend use for car boot sales.
Proposed Use	Residential, with associated leisure space.
Potential site capacity	285+ (capacity taken from Inspector's Report)
Identified by	Planning Inspector and DBC Core Strategy Supplementary Issues & Options Paper – Growth at Hemel Hempstead.
<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. The relationship with the ridgeline that screens the site from Piccotts End and the size of the site will require careful examination. For more detailed consideration of issues raised refer to Core Strategy – Supplementary Issues & Options Paper.
Time-scale	Not known. Inspector considered that the site could come forward before the end of the current Plan period (i.e. before 2011).
Sustainability Conclusion	Inspector considered it to be a more sustainable location than other greenfield sites put forward at last Local Plan Inquiry, due to proximity to existing link road, schools and local shops. 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). See also H/h1.
Next steps recommended	Consider further through Core Strategy Site Allocations DPDs

Site Reference	H/h42
Site Address	Shendish, Hemel Hempstead
Area (ha)	35-50 ha
Current Use	Agricultural land, adjacent to Shendish Manor golf course.
Proposed Use	Residential and associated open land.
Potential site capacity	New residential neighbourhood (i.e. approx. 1000 units).
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead. (See also H/h42 and H/h68)
<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 and topography of site. Refer to Issues and Options Paper (Area 3). Problems with access to London Road and possible congestion (see also H/h42 and H/h68).
Time-scale	Not known, although landowners are known to be keen to pursue residential development.
Sustainability Conclusion	The Inspector considered that the development in this area would cause significant damage through visual intrusion that would outweigh any positive sustainable benefits from good access to local facilities. For more detailed consideration of sustainability issues refer to Core Strategy Supplementary Issues and Options Paper (Area 3) and Dacorum Borough Local Plan 1991-2011- Environmental Appraisal Update (August 2003). (see also H/h42 and H/h68).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h54
Site Address	Bunkers Park, Hemel Hempstead
Area (ha)	50.26 ha
Current Use	Green Belt, Leisure and tourism space (managed by the Council as a Country Park).
Proposed Use	Residential and associated uses.
Potential site capacity	New residential neighbourhood (i.e. approx. 1000 units).
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<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 and designated leisure space. Topography of area needs to be carefully considered. Near to some primary schools and local shops. Refer to Core Strategy Supplementary Issues and Options Paper (Area 1).
Time-scale	Not known
Sustainability Conclusion	Near some facilities and shops but more required due to potential scale of development. Refer to Core Strategy Issues and Options Paper (Area 1) for further consideration of sustainability issues.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h44
Site Address	Nash Mills, Hemel Hempstead
Area (ha)	14.16 ha
Current Use	Open land, agricultural and General Employment Area,
Proposed Use	Residential and associated uses.
Potential site capacity	Not known
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead. (See also H/h60 for smaller site)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 5, 7(a)
Affects key environmental designation(s)?	Parts of area falls within floodplain.
Key land use issues raised	Near to schools and shops. Intensification of existing development and new development in the Green Belt. Potential coalescence with Kings Langley. Refer to Core Strategy Supplementary Issues and Options Paper.
Time-scale	Not known
Sustainability Conclusion	Near to some facilities and shops in Apsley Mills retail park. Potential to coalesce with Kings Langley. Refer to Core Strategy Issues and Options Paper (Area 2).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPD.

Site Reference	H/h45
Site Address	Felden (between A41 and Featherbed Lane), Hemel Hempstead.
Area (ha)	20 ha
Current Use	Agricultural / vacant
Proposed Use	Residential
Potential site capacity	Not Known
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt land and distance from shops and facilities. Topography could also be an issue. Refer to Core Strategy Issues and Options Paper (Area 4).
Time-scale	Not known
Sustainability Conclusion	Inspector did not consider a part of this area a sustainable location for residential development, due to distance from shops and facilities (see Inspector's Report and H/h72). For more detailed consideration of sustainability issues refer to Core Strategy Supplementary Issues and Options Paper (Area 4).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPD.

Site Reference	H/h46
Site Address	Grovehill and Woodhall Farm
Area (ha)	83.66 ha
Current Use	Agricultural
Proposed Use	Residential and associated uses.
Potential site capacity	New residential neighbourhood (i.e. approximately 1000 units).
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of development within the Green Belt. Some parts of site are near schools and shops but additional facilities would be needed. Refer to Core Strategy and Issues and Options Paper (Area 10).
Time-scale	Not known
Sustainability Conclusion	Fewer new facilities and shops potentially required in this area compared to some alternative greenfield sites, due to proximity to facilities at Grovehill. No potential for coalescence with other villages in this area. 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/h47
Site Address	Boxmoor, Hemel Hempstead
Area (ha)	38.44 ha
Current Use	Green Belt, Commonland, and Regionally Important Geological / Geomorphological Site, although some parts previously developed.
Proposed Use	Residential
Potential site capacity	Not Known
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 2 (part), 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of development within the Green Belt. For more detailed consideration of issues refer to Core Strategy Issues & Paper (Area 5). Not near local facilities and shops.
Time-scale	Not known
Sustainability Conclusion	The inspector recommended that this part of the area should not be released from the Green Belt, as it would damage its form and function. It is also not near local facilities and the commonland, rugby club and fields are important features of the area. Part of the land within a Regionally Important Geological / Geomorphological Site. Refer to Core Strategy Supplementary Issues and Options Paper (Area 6).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPD.

Site Reference	H/h48
Site Address	Gadebridge North, Hemel Hempstead
Area (ha)	35.82ha +
Current Use	Agricultural.
Proposed Use	Residential and associated uses.
Potential site capacity	New residential neighbourhood (i.e. approximately 1,000 units).
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Green Belt and topography of site. Refer to Core Strategy Issues Options Paper (Area 7).
Time-scale	Not known
Sustainability Conclusion	Some parts are close to local shops and facilities but additional shops and facilities would need to be provided. 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/h49
Site Address	Old Town, Hemel Hempstead
Area (ha)	10 ha
Current Use	Green Belt, part is open parkland and part is public open space.
Proposed Use	Residential
Potential site capacity	Not known.
Identified by	Dacorum Borough Council Core Strategy. Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None but adjoins Have Grove Local Nature Reserve.
Key land use issues raised	Intensification of development within the Green Belt. Some parts of the site are near to schools and shops but additional facilities may be needed. Refer to Core Strategy and Issues and Options Paper (Area 8).
Time-scale	Not known
Sustainability Conclusion	Fewer new facilities and shops may potentially be required in this area as it is close to the town centre. Potential to coalesce with Potten End. Refer to Core Strategy Issues and Options Paper (Area 8).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPD.

Site Reference	H/h62
Site Address	Pouchen End (West Hemel Hempstead)
Area (ha)	55ha
Current Use	Agricultural land
Proposed Use	Residential and associated uses.
Potential site capacity	Potential new residential neighbourhood (approx. 1000 units)
Identified by	Dacorum Borough Council Core Strategy and Supplementary Issues & Options Paper – Growth at Hemel Hempstead.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt. Consideration also needs to be given to the topography of site. For more detailed consideration of issues raised refer to Core Strategy – Supplementary Issues & Options Paper (Area 6). See response to H/h40.
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 through Core Strategy and Site Allocation DPD

Site Reference	H/h63
Site Address	Land beside M1, Hemel Hempstead (Note- this site is not within the Borough of Dacorum, and is therefore not mapped)
Area (ha)	Substantial area of land – not mapped but would be part of the Gorehambury Estate (ref H/h40)
Current Use	Open fields adjoining M1 and A4147
Proposed Use	Housing
Potential site capacity	Would provide for a significant level of housing up to neighbourhood scale.
Identified by	Objection to draft Local Plan – considered at Inquiry (see also H/h40)
<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	The release of a substantial area of land will have major implications on the town. The land is within the Green Belt and also falls within St Albans City and District. Joint working with adjoining authority would be important. Such a scale of development is likely to require a considerable level of infrastructure either as direct provision on site or a contribution to this. See response to H/h40.
Time-scale	Not known, but likely to be medium to long term.
Sustainability Conclusion	Not clear but likely to be poor, as site is remote from existing local facilities. Likely need for a range of facilities to be provided on site to improve its sustainability credentials. See also H/h40.

Next steps recommended	The release of strategic sites in Hemel Hempstead is being dealt with separately. Consider further through the Core Strategy Supplementary Issues and Options Paper on Growth at Hemel Hempstead (being produced jointly with St Albans. Any progress is dependant upon the outcome of this issue in the East of England Plan (Refer to H/h40).
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Site Reference	H/h64
Site Address	Breakspear Way, Hemel Hempstead
Area (ha)	approximately 12 ha
Current Use	Open uses (former sports grounds and Caravan Club site)
Proposed Use	Housing
Potential site capacity	480 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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 an Area of Archaeological Significance. Not well related to existing neighbourhoods, and the A414 would act as a substantial barrier. Gain in housing would need to be balanced against loss of open space, recreational facilities and potential for the land to be developed for future employment purposes. Proximity to Buncefield Oil depot will need to be carefully considered. Alternative uses would be open space /town stadium (ref. H/L 5) and employment development as identified in the Hemel 2020 vision.
Time-scale	Not known
Sustainability Conclusion	Local Plan Inquiry Inspector considered that the site would be well served by public transport, but local roads would prove unattractive to walkers and cyclists. It would lie very close to existing employment area but would be a distance from local shopping facilities and schools. He concluded that the site would be a highly unsustainable location

	for residential use.
Next steps recommended	Appropriate mix of uses on the site to be considered further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPDs.

Site Reference	H/h65
Site Address	Land North of Gadebridge
Area (ha)	10.6ha
Current Use	Agricultural
Proposed Use	Residential
Potential site capacity	Not specified
Identified by	Hertfordshire County Council, Corporate Services
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Site is located within the Green Belt. Refer also to Core Strategy Supplementary Issues Options Paper on growth at Hemel Hempstead (Area 7) as part of the site falls within this area (ref H/h48).
Time-scale	Not known
Sustainability Conclusion	Greenfield site within the Green Belt. Within walking distance of local centre and primary school. Existing access to the site is via small residential roads. Refer also to Core Strategy Issues Options Paper (Area 7).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs. This proposal could be part of the development of a neighbourhood (H/h48): and progress is dependent on the outcome of the issues of growth at Hemel Hempstead in the East of England Plan.

Site Reference	H/h66
Site Address	Breakspear Way, Hemel Hempstead
Area (ha)	8.118ha
Current Use	Open Land / caravan park
Proposed Use	Residential (50% affordable), with local shops / surgery / playing fields to be incorporated.
Potential site capacity	450 (from Inspector's Report)
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011.
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Caravan Park would need to be relocated (a planning application for the relocation of this facility to Bunkers Park is currently being considered by the Council). Would result in loss of designated open land.
Time-scale	Not known
Sustainability Conclusion	The Inspector considered that this site was more appropriate for employment uses. Poorly located in terms of proximity to local facilities, but near good road networks and bus routes. Refer to Dacorum Borough Local Plan 1991-2011. Environmental Appraisal Update (August 2003).
Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPDs.

Site Reference	H/h67
Site Address	West Hemel Hempstead
Area (ha)	57ha
Current Use	Agricultural land
Proposed Use	Residential (50% Affordable) and associated leisure uses and open space.
Potential site capacity	550 (from Deposit Draft of Dacorum Borough Local Plan)
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011.
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of Green Belt and visual impact were the key issues raised at the previous Local Plan Inquiry.
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. Refer to Dacorum Borough Local Plan 1991-2011. Environmental Appraisal Update (August 2003) and Inspectors Report for further consideration.
Next steps recommended	Consider further through Core Strategy and Site Allocation DPDs.

Site Reference	H/h68
Site Address	Shendish, Hemel Hempstead
Area (ha)	14.6 ha
Current Use	Agricultural land, adjacent to Shendish Manor and golf course.
Proposed Use	Residential
Potential site capacity	300 and ancillary development.
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011. (See also H/h32 and H/h42)
<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. Impact upon landscape of the Gade Valley (paras 7.59.14 – 7.59.15 and 7.59.45 of the Inspectors Report). Potential adverse impact upon setting of a Grade II listed building (paras 7.59.16 – 7.59.23 of Inspectors Report). Problems with access to London Road and possible congestion (paras 7.59.28 – 7.59.45 of Inspectors Report).
Time-scale	Not known, although landowners are known to be keen on residential development.
Sustainability Conclusion	The Inspector considered that the development of this site would cause significant damage through visual intrusion that would outweigh any positive sustainable benefits from good access to local facilities. Refer to Dacorum Borough Local Plan 1991-2011 and Environmental Appraisal Update (August 2003). Possible to create footpath and cycle links to Manor Estate.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h71
Site Address	London Road, Boxmoor, Hemel Hempstead
Area (ha)	0.996 ha
Current Use	Green Belt, although some parts previously developed.
Proposed Use	Residential
Potential site capacity	30
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011.
<i>Preliminary Site Assessment</i>	
Type of site	1 (part), 2 (part), 4(a), 5, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of development within the Green Belt. (See also H/h47 for broader context)
Time-scale	Not known
Sustainability Conclusion	The inspector recommended that the site should not be released from the Green Belt, as it would damage its form and function. It is also not near local facilities. (See Inspector's Report).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h72
Site Address	Sheethanger Lane, Felden
Area (ha)	2.024 ha
Current Use	Agricultural
Proposed Use	Residential
Potential site capacity	Not known
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011. (See also H/h45)
<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 distance from shops and facilities
Time-scale	Not known
Sustainability Conclusion	Inspector did not consider this to be a sustainable location due to distance from shops and facilities (see Inspector's Report). Refer to Dacorum Borough Local Plan 1991-2011. Environmental Appraisal Update (August 2003). See also H/h45.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Garage Sites to Residential

Site Reference	H/h 5 – H/h 16
Site Address	<p>Garage Sites: Hemel Hempstead</p> <ul style="list-style-type: none"> • H/h 5 Windmill Road, Adeyfield • H/h 6 Driftway, Adeyfield • H/h 7 Paston Road, Highfield • H/h 8 Mimas Road, Highfield • H/h 9 Malvern Way, Highfield • H/h 10 Eastwick Row end of Mariner Way, Adeyfield • H/h 11 Marlins Turn (A) & (B), Warners End • H/h 12 Cuttsfield Terrace/Chaulden Terrace, Chaulden • H/h 13 Cumberlow Place, Leverstock Green • H/h 14 Kimpton Close/Cleaves Road, Woodhall Farm • H/h 15 Claymore, Grovehill • H/h 16 Eskdale Court/Borrowdale Courte/Westerdale, Highfield
Area (ha)	Unknown
Current Use	Garage courts/blocks
Proposed Use	Residential
Potential site capacity	Not known
Identified by	Dacorum Borough Council Affordable Housing Group
<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	Unspecified
Sustainability Conclusion	Previously Developed Land. Within Primary settlement therefore readily accessible to jobs, services and facilities.
Next steps recommended	<p>The sites listed below were considered but rejected as possible sites in the Urban Capacity Study:</p> <ul style="list-style-type: none"> • Highfield - Westerdale, Marvern Way and Paston Road • Leverstock Green - Cumberlow Place • Warners End - Marlins Turn • Woodhall Farm - Kimpton Close/Cleaves Road • Adeyfield - Windmill Road and Driftway • Grovehill - Claymore <p>See Urban Capacity Study for further information regarding reasons for exclusion</p> <p>Consider further through Site Allocations DPD. If considered to be surplus to requirements, progress to Preferred Options.</p>

Site Reference	H/h33, H/h35 - H/h39
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	Note: Lime Walk was considered but rejected as a possible site in the Urban Capacity Study Consider further through Site Allocations DPD. If considered to be surplus to requirements, progress to Preferred Options.
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Existing Housing Allocations for retention/amendment

Site Reference	H/h4
Site Address	Paradise Fields, Hemel Hempstead
Area (ha)	0.67 ha
Current Use	Undeveloped open land (Housing Proposal site H40)
Proposed Use	Residential to be planned comprehensively only with existing Local Plan proposal site L8 (not C5 as specified in current Local Plan)
Potential site capacity	40 (capacity specified in Local Plan)
Identified by	English Partnerships
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	N/A as no change proposed to actual land use proposed.
Time-scale	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Could be brought forward at any time subject to preparation of Development Brief.
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Progress to Preferred Options stage

Site Reference	H/h 26
Site Address	Land south of Redbourn Road, Hemel Hempstead
Area (ha)	1 ha
Current Use	Housing Proposal site H41 in the adopted Dacorum Borough Local Plan
Proposed Use	Residential
Potential site capacity	30 (capacity specified in Local Plan)
Identified by	Entec
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	N/A, as no change proposed to existing Local Plan designation.
Time-scale	Development Brief is currently being prepared for the site. Scheduled for adoption as Supplementary Planning Document in December 2006
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Progress to Preferred Options stage

Site Reference	H/h27
Site Address	Buncefield Lane/Green Lane, Hemel Hempstead
Area (ha)	2.4ha
Current Use	Agricultural (Housing Proposal Site H38)
Proposed Use	Residential
Potential site capacity	80 (capacity specified in Local Plan)
Identified by	Entec
<i>Preliminary Site Assessment</i>	
Type of site	1,3,7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	N/A, as no change proposed to existing Local Plan designation.
Time-scale	Preparation of Development Brief for the site scheduled to commence early 2007
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Progress to Preferred Options stage

Site Reference	H/h 28
Site Address	Land at Westwick Farm, Pancake Lane, Hemel Hempstead
Area (ha)	1.6
Current Use	Agricultural (Housing Proposal site H42 in the adopted Dacorum Borough Local Plan)
Proposed Use	Residential
Potential site capacity	50 (capacity specified in Local Plan)
Identified by	Entec
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	N/A, as no change proposed to existing Local Plan designation.
Time-scale	Preparation of Development Brief for the site scheduled for commence early 2007
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Progress to Preferred Options stage (see H/h74 relating to open land to the North of Westwick Farm)

Site Reference	H/h 29
Site Address	Land at North East Hemel Hempstead
Area (ha)	12.9 ha
Current Use	Agricultural (Housing Proposal site H18)
Proposed Use	Residential
Potential site capacity	350 (capacity specified in Local Plan)
Identified by	Entec
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	N/A as no change proposed to existing Local Plan designation.
Time-scale	Development Brief is currently being prepared for the site. Schedule for adoption as Supplementary Planning Document in December 2006
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Housing Proposal Site. Progress to Preferred Options stage

Employment to Residential/Mixed

Site Reference	H/h17
Site Address	Land between Ebberns Road & Frogmore Road, Apsley, Hemel Hempstead
Area (ha)	2.86ha
Current Use	Employment (Frogmore General Employment Area)
Proposed Use	Residential
Potential site capacity	115 units (at 40 dw/ha)
Identified by	Cushman & Wakefield on behalf of Redrow Homes
<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 designated employment land (Frogmore General Employment Area). 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. Loss of employment land should be considered in the context of the emerging East of England Plan.
Time-scale	Not known. Site currently in multiple occupancy.
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.

Site Reference	H/h18
Site Address	1-13 Frogmore Road, Apsley, Hemel Hempstead
Area (ha)	Not specified
Current Use	Employment (Frogmore General Employment Area)
Proposed Use	Residential
Potential site capacity	Not known
Identified by	CB Richard Ellis
<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 designated employment land (Frogmore GEA). 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. Loss of employment land should be considered in the context of the emerging East of England Plan.
Time-scale	Not known. Site currently in multiple occupancy.
Sustainability Conclusion	Agents highlight the potential for comprehensive redevelopment with adjoining land. 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.

Site Reference	H/h19
Site Address	Frogmore End, Frogmore Road, Apsley, Hemel Hempstead
Area (ha)	Not specified.
Current Use	Employment (Frogmore General Employment Area)
Proposed Use	Residential
Potential site capacity	Not known.
Identified by	Aitchison Raffety on behalf of Pall Mall Investments Ltd
<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 land (Frogmore GEA). 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. Loss of employment land should be considered in the context of the emerging East of England Plan.
Time-scale	Not known
Sustainability Conclusion	Agents state potential for comprehensive redevelopment with adjoining land. 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.

Site Reference	H/h22
Site Address	Three Cherry Trees Lane (East), Hemel Hempstead
Area (ha)	16.6ha
Current Use	Greenfield employment proposal site (unimplemented).
Proposed Use	(a) Residential; or (b) Mixed use (residential & employment)
Potential site capacity	Not known
Identified by	English Partnerships
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of designated employment land, specifically set aside for specialised technological activities (STAs). Health & Safety Executive advice regarding Buncefield may affect future use(s) of land / part of land. Demand for employment and residential uses should be considered in the context of the emerging East of England Plan.
Time-scale	Not known.
Sustainability Conclusion	Edge of settlement site, with poor existing links to public transport. Poorly located in terms of access to existing shops and other facilities. Extension of site to create a new neighbourhood would however enable appropriate local facilities to be provided. Would link with existing proposed development to the north (Housing Proposals Site H18 in the current Local Plan) for which a Development Brief is being prepared.
Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD

Site Reference	H/h30
Site Address	74-78 Wood Lane End, Hemel Hempstead
Area (ha)	Not specified
Current Use	Employment (Maylands Avenue General Employment Area)
Proposed Use	Residential
Potential site capacity	Not known.
Identified by	CB Richard Ellis
<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 designated employment land within a Core Office Location. Proposed use should be considered in the context of the emerging East of England Plan and Maylands Masterplan, which is currently being produced.
Time-scale	Not known
Sustainability Conclusion	Previously developed land within a primary settlement. On a main bus route to the town centre, although some considerable distance from the railway station. Site poorly located in terms of access to local shops and facilities. Good access to employment opportunities.
Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD

Site Reference	H/h31
Site Address	Hemel Gateway
Area (ha)	Not known
Current Use	Employment uses and open land
Proposed Use	Mixed use – including residential, employment and retail
Potential site capacity	Not specified
Identified by	Planning Perspectives on behalf of Stanhope / Morley Fund Management
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of employment land and designated open space. Potential to improve quality and attractiveness of existing employment area. Loss of caravan site, although a planning application for a replacement site at Bunkers park is currently under consideration. Demand for proposed uses should be considered in the context of the emerging East of England Plan and the Maylands Masterplan, which is currently being prepared.
Time-scale	Not known
Sustainability Conclusion	Mix of brownfield and greenfield land. 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 uses.
Next steps recommended	Consider through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD

Site Reference	H/h34
Site Address	British Gas site, London Road, Hemel Hempstead
Area (ha)	No specified
Current Use	Vacant gasholder and offices / warehouse occupied by Hemel Hempstead Community Church (temporary permission only).
Proposed Use	Residential, with purpose built church / community facility.
Potential site capacity	Not known.
Identified by	Hemel Hempstead Community Church
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Would provide a permanent facility for an established local community group. The inclusion of a church and associated community facility would however result in a reduction in the overall dwelling capacity of the site. Potential parking / access issues require further consideration, due to the large number of visitors to the church at specific times of the day / week, the majority of whom arrive by car. Consideration needs to be given as to whether this is the most appropriate location in sustainability terms for the proposed mix of uses.
Time-scale	Not known.
Sustainability Conclusion	Brownfield site, situated close to Hemel Hempstead train station. However, majority of visitors to Hemel Hempstead church currently arrive by car. A more central location within the town would therefore be preferable in terms of sustainability considerations. Would provide a permanent site for an established local social and community facility.
Next steps recommended	Consider further the need for the proposed use / designation and whether any alternative sites are more suitable for the community facility element.

Site Reference	H/h53
Site Address	Former Kodak tower, Leighton Buzzard Road / Cotterells, Hemel Hempstead
Area (ha)	1.4 ha
Current Use	Offices with ancillary uses and car parking.
Proposed Use	Mixed residential, offices, retail, restaurant, and leisure.
Potential site capacity	Could support a significant level of floorspace/ residential units.
Identified by	Current planning application
<i>Preliminary Site Assessment</i>	
Type of site	2, 3 and 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Landmark building in a gateway location. Key office site in town centre. Careful balance needs to be struck between any loss of employment floorspace against gains in housing. Access and parking are critical issues given its location adjacent to the Plough Roundabout. Impact on nearby open land (Heath Park) important. Need to safeguard the residential amenities of adjoining housing on Cotterells. Pedestrian links are not good from the site to the rest of town centre.
Time-scale	Short to medium term proposal.
Sustainability Conclusion	Good sustainability credential as this is a brownfield site in a town centre location.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	H/h59
Site Address	Land at former John Dickinsons, London Road, Apsley
Area (ha)	
Current Use	Local Plan Proposal Site TWA7 (part of). Undeveloped.
Proposed Use	Residential
Potential site capacity	Unknown
Identified by	Apsley Papertrail
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	<p>Loss of part of a site currently designated in the Dacorum Borough Local Plan 1991-2011 for redevelopment for a mix of uses creating local employment opportunities.</p> <p>Landowners state that development of site for residential uses would provide financial stability for the Apsley Papertrail (a registered charity) and allow them to implement the remaining part of the TWA7 Local Plan Proposal i.e. the creation of a visitor centre and museum related to the paper industry and the conversion of nearby Frogmore Mill.</p> <p>Consideration should be given to the potential use of the land for other forms of non-residential uses, such as retailing. Refer to Chapter 3 of the Site Allocations Issues and Options Paper for further information.</p>
Time-scale	Not specified, but assumed to be available for redevelopment in the short-term.
Sustainability Conclusion	Close proximity to Apsley railway station and local bus routes. Apsley Local Centre and Apsley Mills retail park within easy reach. Smaller scale retail facilities at Apsley basin.

Next steps recommended	Consider this and other options for site through Site Allocations DPD. Progress to Preferred Options stage
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Site Reference	H/h60
Site Address	Nash Mill, Belswains Lane, Hemel Hempstead
Area (ha)	4.8ha
Current Use	Employment (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)?	None
Key land use issues raised	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 emerging East of England Plan. (See Chapter 3 of Site Allocations Issues and Options Paper for more detailed discussion)
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, subject to outcome of East of England Plan and assessment of demand for employment land in this location.

Site Reference	H/h61
Site Address	Lord Alexander House, Waterhouse Street, Hemel Hempstead
Area (ha)	Not specified
Current Use	Employment (offices)
Proposed Use	Residential
Potential site capacity	c45 units
Identified by	DLA Town Planning Ltd on behalf of Hempfield Holdings Ltd
<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 land within the town centre. The South West Hertfordshire Employment Space Study (January 2005) stresses the importance of retaining town centre office uses and recommends such uses only be released where no longer suitable for employment uses and redevelopment for such uses would not be economically viable. Demand for employment and residential uses should be considered in the context of the East of England Plan.
Time-scale	Majority of building expected to be vacant by June 2007.
Sustainability Conclusion	Brownfield site within a town centre location, close to shops, facilities and bus station. These sustainability credentials make it a suitable location for a number of different uses, including residential and employment (offices) and mixed-use.
Next steps recommended	Consider further the need for the proposed designation / use and relative priority.

Site Reference	H/h69
Site Address	Buncefield Lane (E2)
Area (ha)	2.4 ha
Current Use	Former Kodak sports ground / designated Employment Land (unimplemented)
Proposed Use	Residential
Potential site capacity	70
Identified by	By developers at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011.
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of open land
Time-scale	Not known, although currently vacant.
Sustainability Conclusion	Not closely related to an existing neighbourhood or facilities.
Next steps recommended	Consider through Core Strategy and East Hemel Hempstead Town gateway Action Area Plan DPDs.

Leisure to Residential

Site Reference	H/h21
Site Address	Leverstock Green Football Club Ground
Area (ha)	1.8
Current Use	Football Club
Proposed Use	Residential
Potential site capacity	72 (Estimate based on 40 dwellings per hectare)
Identified by	
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 4a, 7a
Affects key environmental designation(s)?	None
Key land use issues raised	Residential development should not result in the loss of the open leisure facility. Alternative site would be required to accommodate existing club. Potential links to adjoining land need to be assessed.
Time-scale	Not known, but dependent on alternative provision being in place.
Sustainability Conclusion	The site is located on the edge of open land, Residential development would have to be sensitive to this. It may also be linked to adjoining housing proposal sites. The site is close to local facilities. Could link to wider development (see Core Strategy Supplementary Issues and Options – Growth at Hemel Hempstead)
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h50
Site Address	Hemel Hempstead Football Club, Vauxhall Road
Area (ha)	1.6
Current Use	Football Club
Proposed Use	Residential
Potential site capacity	64 (Estimate based on 40 dwellings per hectare)
Identified by	Hemel Hempstead Football Club
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 4a, 7a
Affects key environmental designation(s)?	None
Key land use issues raised	The site is designated Open Land and built development would therefore affect the character of the locality. Residential development should not result in the loss of this leisure facility. Alternative site would be required and may better allow for expansion of the associated facilities. Could be linked to the creation of a town stadium, as suggested through consultation on the Core Strategy Issues and Options.
Time-scale	Not known but dependent on alternative provision being in place
Sustainability Conclusion	The site is located on the edge of residential area. The site is close to local facilities and well connected.
Next steps recommended	Consider further through the Core Strategy and Site Allocations DPDs.

Site Reference	H/h51
Site Address	Land adjacent Coleridge Crescent, Hemel Hemstead
Area (ha)	0.0271 ha
Current Use	Open Amenity Space and pedestrian through route. Was a children's play area however no longer meets safety criteria for play.
Proposed Use	Housing
Potential site capacity	No figure specified, however due to site of site capacity assumed as 1.
Identified by	Councillor Holmes
<i>Preliminary Site Assessment</i>	
Type of site	3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Consideration should be given to the impact of the loss of the site upon provision of local play space
Time-scale	No time given, however the site could come forward any time under existing Local Plan Policies.
Sustainability Conclusion	Located within walking distance of schools and local centre
Next steps recommended	Small site within a residential area which could come forward for consideration for redevelopment for residential use without the need for specific designation. No need to progress to Preferred Options stage

Social and Community to Residential/Mixed

Site Reference	H/h2
Site Address	West Herts College, Hemel Hempstead
Area (ha)	Not specified
Current Use	Social and Community Use. College buildings and associated uses
Proposed Use	Mixed: Social and Community (replacement college) and residential
Potential site capacity	Not known
Identified by	West Herts Collage
<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	To be taken forward with Civic Zone proposal
Sustainability Conclusion	Town centre location within easy assess of local services, employment, facilities and public transport links. Refer also to Sustainability Appraisal produced with the Civic Zone Development Brief (Nov 2005)
Next steps recommended	Consider further through Civic Zone Masterplan and Site Allocations DPD. Progress to Preferred Options stage

Site Reference	H/h3
Site Address	Hemel Hempstead Hospital (Proposal Site C5 in adopted Dacorum Borough Local Plan
Area (ha)	2.0 (including the site proposed for the surgi-centre which has been granted planning permission)
Current Use	Open Land designated for hospital expansion in the Current Local Plan
Proposed Use	Housing proposal site for affordable and key worker housing subject to cessation of requirement for Hospital associated staff accommodation.
Potential site capacity	80 dwellings (based on 40 dwellings/ha)
Identified by	English Partnerships
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of potential site for social and community use (although acknowledged that part of the existing designation was for key worker housing)
Time-scale	Site could come forward at any time as within the existing schedule of proposal sites
Sustainability Conclusion	Within primary settlement in a relatively accessible location (Zone 3) close to an existing employment area and town centre.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage

Site Reference	H/h55
Site Address	Martindale Primary School, Boxted Road, Hemel Hempstead
Area (ha)	1.4ha
Current Use	Social and Community: Primary School
Proposed Use	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	Loss of school
Time-scale	School closure expected on 31 August 2008 as outlined in the Hemel Hempstead Primary School Review
Sustainability Conclusion	Previously developed land within the residential area. Located within existing settlement. On a bus route
Next steps recommended	Depending upon outcome of schools review, consider further through Site Allocations DPD. Progress to Preferred Options stage

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	Depending upon outcome of schools review, consider further through Site Allocations DPD. Progress to Preferred Options stage

Site Reference	H/h57
Site Address	Barncroft Primary School, Washington Avenue, Hemel Hempstead
Area (ha)	1.46ha
Current Use	Social and Community: Primary School
Proposed Use	Given its peripheral location the site would most appropriately lend its self to residential development
Potential site capacity	22 dwellings (based on 40 dwelling/ha on only the existing built part of the site)
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 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. On a bus route and within walking distance of Local Centre
Next steps recommended	Depending upon outcome of schools review, consider further through Site Allocations DPD. Progress to Preferred Options stage

Site Reference	H/h58
Site Address	Jupiter Drive JMI School, Jupiter Drive, Hemel Hempstead
Area (ha)	1.68ha
Current Use	Social and Community: Primary School
Proposed Use	Social and Community or mix of social and community and residential
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
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. On a bus route. Adjacent to the existing Local Centre
Next steps recommended	Depending upon outcome of schools review, Consider further through Site Allocations DPD. Progress to Preferred Options stage

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

Site Reference	H/h24
Site Address	Three Horseshoes Petrol Filling Station, Leverstock Green Road, Hemel Hempstead
Area (ha)	0.136
Current Use	Petrol filling station within a defined local centre
Proposed Use	Residential, commercial or alternative uses
Potential site capacity	10 (estimate based on a flatted development)
Identified by	Rapleys (on behalf of BP Oil (UK) Ltd)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3 and 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Potentially site could support a range of single or mixed uses. Commercial uses would need to be carefully considered given impact on existing shop units. Likely need for decontamination of site.
Time-scale	Not known. Site has been marketed and is currently being cleared. Potentially could be available in the short term.
Sustainability Conclusion	Brownfield site located within a local centre that benefits from a range of local services and facilities. Located on a main bus route between Hemel Hempstead and St Albans.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	H/h52
Site Address	Land bounded by Queensway, Marlowes, Bridge Street and Leighton Buzzard Road
Area (ha)	Approx. 8.3
Current Use	A range of civic and commercial uses, some residential properties, Market Square and Bus Station.
Proposed Use	Retailing, offices and civic functions, leisure, restaurants, residential, public realm and car parking.
Potential site capacity	Site has potential to support a significant amount of floorspace and residential units.
Identified by	Hemel Hempstead Civic Zone Development Brief Supplementary Planning Document (November 2005). Part of Hemel 2020 Vision
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Key town centre regeneration opportunity. Site in multiple ownership. Sensitive relationship needed with River Gade and retention of existing landscaping features. Additional traffic generated will need to be carefully accommodated. Opportunity to improve relationship of town centre to Hemel Old Town. Scale of development may benefit from phasing. Location would favour high-density housing and reduced levels of parking. Market and bus station facilities need to be relocated
Time-scale	Medium to long term.
Sustainability Conclusion	Good sustainability credentials given its town centre location.

Next steps recommended	Consider further through Civic Zone Masterplan and Site Allocation DPD. Progress to Preferred Options stage.
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EMPLOYMENT

Leisure to Employment

Site Reference	H/L1
Site Address	Caravan site, Buncefield Lane
Area (ha)	Not specified
Current Use	Touring, camping and caravan site (designated as open land)
Proposed Use	Employment
Potential site capacity	Not known
Identified by	English Partnerships
<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 open land. Loss of leisure designation (although potential to relocate within the town)
Time-scale	Not known, although a planning application has been received seeking to relocate the current use to Bunkers Park.
Sustainability Conclusion	Brownfield site, but with relatively poor access to public transport and other essential facilities. Good access to motorway network
Next steps recommended	Consider further through East Hemel Hempstead Town Gateway Action Area Plan DPD.

Employment to Amended General Employment Area Employment

Site Reference	H/e1
Site Address	Corner of Swallowdale Lane and Eastman Way
Area (ha)	0.88
Current Use	Grassed landscaped area adjoining industrial units.
Proposed Use	Offices
Potential site capacity	Not known.
Identified by	Landowner proposal, considered at previous Local Plan Inquiry.
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	Whether site should be allocated for B1 (office) use within the Swallowdale General Employment Area, which is currently restricted to Industry and Storage & Distribution (B2/B8). Opportunity for a landmark building. Contribution of site to area's visual appearance. Key issue concerns land supply for a variety of employment uses. Local Plan Inspector favoured B2/B8 and retention of site in Swallowdale General Employment Area. Relatively small size of site may not merit specific designation.
Time-scale	Not known.
Sustainability Conclusion	Other opportunities for B1 development. Limiting use to B2/B8 assists overall employment land supply for a variety of uses.

Next steps recommended	Consider further through East Hemel Hempstead Town Gateway Action Area Plan DPD.
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SOCIAL & COMMUNITY

Social & Community to Social & Community

Site Reference	H/c1
Site Address	Land between Featherbed Lane and Two Waters Way, Hemel Hempstead
Area (ha)	0.41ha
Current Use	Green Belt – designated for a social and community facility meeting local community need arising from the enlargement of the Manor Estate (Local Plan Proposal Site TWA20)
Proposed Use	Social and Community facilities – consideration to retain proposal site for a wider social or community need.
Potential site capacity	Not specified
Identified by	Existing Local Plan Proposal Site
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Development in the Green Belt contrary to Green Belt Policy. However principle of sites development has already been considered though current Local Plan process, subject to a demonstrated need. (See Chapter 6 of Site Allocations Issues and Options Paper).
Time-scale	Not specified
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Consider further the need for proposed use / designation and relative priority

RETAIL

Retail Local Centres to Mixed Use

Site Reference	H/r1
Site Address	Land including Marlowes, Bridge Street, Waterhouse Street and Leighton Buzzard Road, Hemel Hempstead
Area (ha)	4.8 Ha (measured)
Current Use	Mix of uses including shops, financial services, offices, catering outlets and public car parks
Proposed Use	Mix of uses with shopping being a major component. The proposal could include a residential element.
Potential site capacity	Not known but could accommodate a substantial level of new floorspace.
Identified by	Donaldsons Retail and Leisure Study (January 2006)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3 and 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Would represent a key town centre regeneration opportunity to meet longer term retail forecasts in a central location. High quality landscaping required around Water Garden/River Gade. Land includes a number of key public car parks. Potential multiple site ownership. Could link to Civic Zone development.
Time-scale	Not known, but assumed to be a long term proposal.
Sustainability Conclusion	Good sustainability credential as this is a brownfield site in a town centre location.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	H/r3
Site Address	Leisure World, Jarman Fields Local Centre, Hemel Hempstead
Area (ha)	4.6 Ha (measured)
Current Use	Mixed leisure park including restaurants
Proposed Use	Mixed retail, leisure and /or residential
Potential site capacity	Could theoretically support significant floorspace/numbers of dwellings.
Identified by	Indigo Planning (on behalf of Capital and Regional)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3 and 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Former landfill site. Important gateway location. Concerns raised in the Dacorum Retail and Leisure Study (January 2006) that the Local Centre currently functions as an out of centre location. Likely floorspace linked to any redevelopment could be substantial. Therefore there may be issues of scale and impact on Hemel town centre, nearby local centres and surrounding residential area. Redevelopment could have a major effect on the quality and quantity of recreational leisure provision in the town.
Time-scale	No indication given.
Sustainability Conclusion	Brownfield site containing a range of large scale uses with potential for linked trips between them. Limited range of local commercial and community services and facilities provided.
Next steps recommended	Consider further the need for the designation and relative priority.

Employment to Retail

Site Reference	H/r2
Site Address	Maylands business area, Hemel Hempstead (Note: not shown on “Sites Considered” Map)
Area (ha)	Unspecified site within this general location.
Current Use	Unspecified, within General Employment Area. This is likely to come forward on either a greenfield site or through redevelopment of part of the existing employment area.
Proposed Use	Local centre anchored by a supermarket, with additional small shop units.
Potential site capacity	Not known, but could accommodate a modest level of new retail/commercial floorspace.
Identified by	Donaldsons Retail and Leisure Study (January 2006)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3 and 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	The creation of a new local centre would improve and diversify facilities available within Maylands, as part of the overall vision for the business area set out in Hemel 2020 (the Council’s strategic vision for the town). It could also help meet the need for additional forecast floorspace/a discount store in the town identified in the Donaldsons Retail and Leisure Study (January 2006). The amount and location of new floorspace would need to be carefully considered so as not to harm existing retail locations.
Time-scale	Medium/longer term proposal.
Sustainability Conclusion	Difficult to predict at this stage. Diversifying uses in the employment area can provide an opportunity to reduce distances travelled to various uses that support businesses there, facilitate linked trips and may encourage

	workers to walk to services if conveniently located.
Next steps recommended	Consider further through Maylands Masterplan and East Hemel Hempstead Town Gateway Action Area Plan DPD

TRANSPORT

Other Transport Proposals

Site Reference	H/t1
Site Address	Dacorum Cycle Route Network (Note: not shown on "Sites Considered" Maps)
Area (ha)	-
Current Use	-
Proposed Use	-
Potential site capacity	-
Identified by	Dacorum Borough Council, local cycle groups, Sustrans
<i>Preliminary Site Assessment</i>	
Type of site	
Affects key environmental designation(s)?	None.
Key land use issues raised	Cycle strategy nearing completion. Proposal Tv in the Adopted Local Plan. Proposal TWA18 could be incorporated into the network.
Time-scale	Not known.
Sustainability Conclusion	New routes, facilities and promotion could reduce car use, especially for shorter journeys.
Next steps recommended	Progress as Supplementary Planning Document.

Site Reference	H/t2
Site Address	Dacorum Pedestrian Route Network Not shown on "Sites Considered" Maps
Area (ha)	-
Current Use	-
Proposed Use	-
Potential site capacity	-
Identified by	Dacorum Borough Council/Hertfordshire County Council
<i>Preliminary Site Assessment</i>	
Type of site	
Affects key environmental designation(s)?	None.
Key land use issues raised	Proposal Tvi in Adopted Local Plan. Network for Hemel Hempstead in diagrammatic form. Proposal TWA19 could be incorporated into the network.
Time-scale	Not known.
Sustainability Conclusion	New routes, facilities and promotion could reduce car use, especially for short journeys.
Next steps recommended	Progress as Supplementary Planning Document.

Site Reference	H/t3
Site Address	Hemel Hempstead Northern Bypass
Area (ha)	N/A
Current Use	Agriculture, some previously developed land
Proposed Use	Transport
Potential site capacity	-
Identified by	Hertfordshire County Council/Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(b), 5
Affects key environmental designation(s)?	Not directly, but will be near Chilterns Area of Outstanding Natural Beauty (AONB). Also affects Wildlife Sites, especially Gade Valley.
Key land use issues raised	May be required if large scale development proposed in East of England Plan goes ahead. Was proposed and rejected as part of Hemel Hempstead Transportation Plan 1995. Contrary to main thrust of Local Transport Plan. M1 widening is proceeding without the required junction near Redbourn. Refer to Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead.
Time-scale	Not known.
Sustainability Conclusion	New development should be designed with excellent links for non-car modes and reduce traffic growth. A bypass would have serious environmental effects, but may reduce air pollution in residential parts of the town (this is not sufficiently serious to justify an Air Quality Management Area at present).

Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs, subject to outcome of East of England Plan.
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Site Reference	H/t4, Ht/5, Ht/7, H/t8
Site Address	A414 Maylands Avenue Roundabout; A414 Breakspear Way / Green Land Roundabout; Swallowdale Lane; A4147 Redbourn Road [See existing Local Plan Proposals site for map]
Area (ha)	-
Current Use	-
Proposed Use	Improvements to existing highway network. No changes proposed to existing Local Plan designation
Potential site capacity	-
Identified by	Existing Transport Proposal Sites in Dacorum Borough Local Plan
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	All proposals related to improvements to the North East Relief Road.
Time-scale	Dependent upon phasing of linked development, which will help fund implementation of proposal.
Sustainability Conclusion	Existing Local Plan Sites. See Dacorum Borough Local Plan Environmental Appraisal.
Next steps recommended	No changes proposed to existing designations. Carry forward to through East Hemel Hempstead Town Gateway Area Action Plan DPD.

Site Reference	H/t6
Site Address	North East Relief Road
Area (ha)	-
Current Use	-
Proposed Use	Potential future improvements to existing highway network
Potential site capacity	-
Identified by	Existing Transport Proposal in Local Plan (Tiv)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Need to consider in the context of wider development proposals in the north east of Hemel Hempstead.
Time-scale	Dependent upon phasing of linked development, which will help fund implementation of any proposal.
Sustainability Conclusion	Consideration will need to be given to whether the scheme supports the aim of achieving more sustainable movement patterns within the town. May assist with promotion of regeneration of Maylands business area and creation of new planned neighbourhoods.
Next steps recommended	Consider further through East Hemel Hempstead Town Gateway Area Action Plan DPD.

Site Reference	H/t9
Site Address	Breakspear Way, Hemel Hempstead
Area (ha)	N/A
Current Use	Open Land (grazing)
Proposed Use	Park and Ride to Maylands Business Area
Potential site capacity	-
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	Feasibility and suitability of available alternative sites.
Time-scale	Not known.
Sustainability Conclusion	Potentially reduce car use and congestion problems. 2002 feasibility study indicated some potential.
Next steps recommended	Consider further through East Hemel Hempstead Town Gateway Area Action Plan DPD.

Site Reference	H/t10
Site Address	Water Gardens North Car Park
Area (ha)	
Current Use	Car park
Proposed Use	Further decking.
Potential site capacity	-
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None.
Key land use issues raised	None
Time-scale	Not known.
Sustainability Conclusion	Additional car parking provision would potentially undermine sustainable transport initiatives.
Next steps recommended	Consider further through Civic Zone Masterplan.

Site Reference	H/t11
Site Address	A4251, London Road, Apsley
Area (ha)	-
Current Use	-
Proposed Use	Improvements to existing road to increase capacity.
Potential site capacity	-
Identified by	Core Strategy Issues and Options consultation.
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Whether the improvements would require any additional land
Time-scale	Not known
Sustainability Conclusion	Consideration would have to be given as to whether highway improvements in this location would support initiatives to encourage more sustainable modes of travel within the town.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	H/t12
Site Address	Plough Roundabout
Area (ha)	-
Current Use	-
Proposed Use	Potential improvements to existing roundabout
Potential site capacity	-
Identified by	Core Strategy Issues and Options Consultation
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Whether there is spare land adjacent to the roundabout to enable improvements to be made without impacting upon the adjacent open land.
Time-scale	Not known
Sustainability Conclusion	Consideration would have to be given as to whether highway improvements in this location would support initiatives to encourage more sustainable modes of travel within the town.
Next steps recommended	Consider further through Site Allocations DPD.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	H/L4
Site Address	Land at West Hemel Hempstead
Area (ha)	9.5
Current Use	Agriculture, Green Belt
Proposed Use	Informal open space
Potential site capacity	-
Identified by	Dacorum Borough Council (Part of proposal for residential development considered at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011).
<i>Preliminary Site Assessment</i>	
Type of site	1, 5, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Appropriate use of Green Belt. However, on its own it would be unrelated to the town and suffer from poor vehicular access. Provision of sport pitches would harm the landscape on the western edge of the town, close to a "landscape conservation area". (Inspectors Report 12.30.2) Note that development of a residential neighbourhood is posed as an option in the Core Strategy Supplementary Issues and Options Paper – Growth at Hemel Hempstead. Any such proposal is dependent on the outcome of the issue in the draft East of England Plan of growth at Hemel Hempstead (ref H/h62)
Time-scale	Not known but linked to housing proposal reference: proforma H/h67 and H/h62)
Sustainability Conclusion	The Inspector concluded that leisure space was only required to support housing new housing. The housing was discounted as it was considered to be an unsustainable location. Refer to Dacorum Borough Local Plan 1991-2011. Environmental Appraisal

	Update (August 2003).
Next steps recommended	Consider further the need for proposed use as required. This would only be linked to any housing proposal (ref H/h62 and H/h67)

Site Reference	H/L6
Site Address	Shendish Manor – Estate South Side Fields
Area (ha)	-
Current Use	Fields
Proposed Use	Leisure use potentially golf
Potential site capacity	-
Identified by	Councillor Alan Anderson
<i>Preliminary Site Assessment</i>	
Type of site	1,5,7c
Affects key environmental designation(s)?	None
Key land use issues raised	-
Time-scale	Not known
Sustainability Conclusion	Sensitivity of site, and its impact on any development on the Gade Valley. Problems with access to London Road and possible congestion (paras. 7.59.28-7.59.40, 7.59.45)
Next steps recommended	Consider further the need for proposed use

Open Land to Residential and Leisure

Site Reference	H/L2
Site Address	Land immediately north of Westwick Farm
Area (ha)	1.7
Current Use	Open Land
Proposed Use	Residential or open space/ sports provision
Potential site capacity	68 houses (Estimate based on 40 dwellings per hectare)
Identified by	Entec
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 7a
Affects key environmental designation(s)?	None
Key land use issues raised	Site on the edge of the green belt. Residential development would result in the loss of open land.
Time-scale	Not known.
Sustainability Conclusion	The site is located on the edge of the green belt any residential development would have to be sensitive to this. It is close to local facilities. Extra sport facilities are encouraged on the site.
Next steps recommended	Consider further the need for proposed use in the context of the Core Strategy.

Site Reference	H/L5
Site Address	Lucas Sports Ground, Breakspear Way
Area (ha)	8.2 ha
Current Use	Private Sports Ground
Proposed Use	Town stadium and training facilities
Potential site capacity	-
Identified by	Hemel Hempstead Football Club
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7a
Affects key environmental designation(s)?	None
Key land use issues raised	Alternative use for employment developed is being promoted through Hemel 2020. Alternative site for town stadium may become available and is being considered through Site Allocations Issues and Options Paper (Chapter 7).
Time-scale	Not known
Sustainability Conclusion	Relatively accessible to public transport. Park and ride facility maybe located nearby. Appropriate location. Promotion of economic development maybe more important in this prominent location on the entry into the town and to the main employment area.
Next steps recommended	Consider further through Core Strategy and East Hemel Hempstead Town Gateway Action Area Plan DPD

Site Reference	H/h70
Site Address	Field between Westwick Farm & Green Lane, Hemel Hempstead
Area (ha)	2.011 ha
Current Use	Designated open land and part of Westwick Farm.
Proposed Use	Residential
Potential site capacity	80 (based on 40d/ph)
Identified by	By objectors at the Public Local Inquiry into the Dacorum Borough Local Plan 1991-2011, p.688 of Inspector's Report.
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of designated open land, which occupies a corner location. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Not considered a suitable site by the inspector, as too obtrusive in the landscape, although close to local facilities (see Inspector's Report)
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	H/h73
Site Address	Land at Horseshoe Ground, Leverstock Green Road, Hemel Hempstead
Area (ha)	2.3 ha
Current Use	Open space
Proposed Use	Housing
Potential site capacity	90 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site would involve developing an area of Open Land designated in the Local Plan. The land makes an important contribution to the village/neighbourhood character and would result in the loss of recreational facilities.
Time-scale	Not specified
Sustainability Conclusion	Local Plan Inquiry Inspector considered that the site was accessible in terms of public transport and local facilities, but that this benefit would be offset by the loss of important areas of open land.
Next steps recommended	Because of the impact of the development upon the green at the heart of the neighbourhood, the proposal should not be progressed further.

Site Reference	H/h74
Site Address	Land between Westwick Farm and Green Lane, Hemel Hempstead
Area (ha)	2 ha
Current Use	Agriculture
Proposed Use	Housing
Potential site capacity	80 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Site occupies a prominent corner location, and would involve developing an area of Open Land designation in the Local Plan. The land also falls within an area of Archaeological Significance.
Time-scale	Not specified
Sustainability Conclusion	The site is accessible in terms of proximity to local facilities, but that this benefit would be offset by the loss of important areas of open land.
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Amend existing Open Land Designation

Site Reference	H/L3
Site Address	Bunkers Farm, Hemel Hempstead
Area (ha)	48
Current Use	Agriculture and public open space. Land subject to Proposal Site L2: New leisure space to compensate for the loss of Jarman Fields and the future loss of playing fields in Maylands General Employment Area
Proposed Use	Amend description of Proposal Site L2 to: New leisure space to compensate for the loss of leisure space elsewhere in the Borough
Potential site capacity	-
Identified by	English Partnerships
<i>Preliminary Site Assessment</i>	
Type of site	1, 4b, 5, 7a
Affects key environmental designation(s)?	None
Key land use issues raised	Note that the development of a residential neighbourhood is proposed as an alternative to the open space use: this is dependent on the outcome of issue in the Draft East of England Plan of growth at Hemel Hempstead. (Ref H/h54)
Time-scale	N/A – change of wording of existing designation only.
Sustainability Conclusion	No impact. Rewording would protect proposed leisure use.
Next steps recommended	Consider further through Site Allocations DPD.

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential

Site Reference	Be/h1
Site Address	Ivy House Lane, Berkhamsted
Area (ha)	4.4
Current Use	Agricultural field
Proposed Use	Housing
Potential site capacity	154
Identified by	DLA Town Planning Ltd
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5, 7b
Affects key environmental designation(s)?	On the edge of Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	The site forms part of a dry valley that runs eastwards. (Para 7.51.23 Inspectors Report). Surrounding roads would have trouble accommodating additional traffic due to sub-standard nature of some junctions (Para 7.51.24 Inspectors Report)
Time-scale	Not known
Sustainability Conclusion	It is poorly located in terms of access to public transport and to local facilities, especially primary schools.
Next steps recommended	Consider further the need for the proposed use and relative priority, in the context of the Core Strategy.

Site Reference	Be/h2
Site Address	Land South of Berkhamsted
Area (ha)	Total site area 105.5 East Housing Area 24.1ha, West Housing Area 13.2ha, North of Ashlyns School Housing Area 1.52. [Note: 1) Northern housing area also covered in Be/h9. 2) Not all the land has to be brought forward.]
Current Use	Mix of uses, including agriculture, open space and playing fields
Proposed Use	Housing with a local centre and enhanced sports facilities
Potential site capacity	1500 (Estimate using 35 dwellings per hectare and 40 dwelling per hectare based on the site masterplan)
Identified by	Legal and General and FPD Savills
<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. Site would be highly prominent from the remaining open part of the school playing fields to the south. Lacks features on site to create a defensible Green Belt boundary other than A41. Contrary to the draft East of England Plan and subsequent Panel Report, which does not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate significant new growth.
Time-scale	Not known
Sustainability Conclusion	Site within the Green Belt. Reasonably located in relation to schools but less well served in respect of the bus service. The scheme proposes new public transport. Site

	would result in a large extension of Berkhamsted into the Green Belt.
Next steps recommended	Scale of development should not be progressed if contrary to the Regional 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/h3
Site Address	Lock Field, New Road, Northchurch Berkhamsted
Area (ha)	1.7
Current Use	Open land
Proposed Use	Housing
Potential site capacity	50
Identified by	Barton Willmore on behalf of Banner Homes
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5, 7b
Affects key environmental designation(s)?	None
Key land use issues raised	Open site – mostly vacant in the Green Belt. Housing on the site would have impact on the character of the Grand Union Canal and the Chilterns AONB (para 7.46.23 of Local Plan Inspectors Report) and adjoining railway line. Previously considered as a housing site in deposit draft of current Local Plan.
Time-scale	Not Known
Sustainability Conclusion	Greenfield site in the Green Belt. The site is a distance from the local shops, and has poor pedestrian access. Poor access to bus services (para 7.46.3 of Inspectors Report).
Next steps recommended	Consider further through Core Strategy and Site Allocations DPDs.

Site Reference	Be/h4
Site Address	Pea Lane, Northchurch
Area (ha)	7.3
Current Use	Agricultural
Proposed Use	Housing
Potential site capacity	256 (Approx. – based on 35dw/ha)
Identified by	Accountants Financial Managers
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5, 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Surrounding roads would have trouble accommodating additional traffic due to sub-standard nature of some junctions.
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. It would be detrimental to the character AONB.
Next steps recommended	Contrary to key environmental designation. Do not progress to Preferred Options stage

Site Reference	Be/h5
Site Address	Land at Shootersway
Area (ha)	1.78
Current Use	Greenfield
Proposed Use	Housing
Potential site capacity	53 (Estimate based on 30 dwellings per hectare)
Identified by	David Raeside
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5, 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Located in the Green Belt. Development of this site would erode the rural fringe. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth. Housing site rejected by Inquiry Inspector.
Time-scale	Not known
Sustainability Conclusion	Site on periphery of town and is a long distance from main bus routes, shops and schools. The distance to local facilities would be likely to create extra car journeys, and the development would not be of the scale to warrant provision of addition infrastructure to overcome these problems. Impact on the AONB
Next steps recommended	Contrary to key environmental designations. Do not progress to Preferred Options stage

Site Reference	Be/h6
Site Address	Blegberry, Shootersway
Area (ha)	3.5
Current Use	Greenfield
Proposed Use	Housing
Potential site capacity	123 (based on 35 dwellings per hectare)
Identified by	Aitchison Raffety
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5
Affects key environmental designation(s)?	None
Key land use issues raised	Located in the Green Belt. Development of this site would erode the rural fringe. Scale contrary to the draft East of England Plan and subsequent Panel Report, which do 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 in the Green Belt. Site on periphery of town a long distance from main bus routes, shops and schools (para 7.51 of Local Plan Inspector's Report). The distance to local facilities would be likely to create extra car journeys, and the development would not be of the scale to warrant provision of additional infrastructure to overcome these problems.
Next steps recommended	Consider the need for proposed use / designation and its relative priority through Core Strategy DPD and in context of east of England Plan.

Site Reference	Be/h 7
Site Address	Land to the west of Durrants Lane, Berkhamsted
Area (ha)	5.79
Current Use	Agriculture
Proposed Use	Housing
Potential site capacity	230 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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. Prominent site on valley sides. Significant loss of agricultural land. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Berkhamsted for Housing, or the expansion of this settlement to accommodate new growth. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Local Plan Inquiry Inspector considered the site was in an accessible location and well located in relation to existing facilities.
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/h 8
Site Address	Land at Bank Mill Lane, Berkhamsted
Area (ha)	2.9
Current Use	Agriculture
Proposed Use	Housing
Potential site capacity	115 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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 lies adjacent to existing Local Plan housing proposal site H36. Prominent site on eastern approach to the town and valley floor. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth. Housing site rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Inquiry Inspector did not consider that the site was in a particularly accessible location overall or well located in relation to existing facilities.
Next steps recommended	Consider further the need for proposed use / designation and relative priority through Core Strategy DPD and in context of the east of England Plan

Site Reference	Be/h9
Site Address	Land at Ashlyns School, Berkhamsted
Area (ha)	1.53
Current Use	School playing fields
Proposed Use	Housing
Potential site capacity	60 (estimate based on 40 d/ph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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. Site would be highly prominent from the remaining open part of the school playing fields to the south. Lacks features on site to create a defensible Green Belt boundary. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Berkhamsted for housing, or the expansion of this settlement to accommodate new growth. Housing site rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Local Plan Inquiry Inspector considered that the site was reasonably located in relation to schools, but less well served in respect of the bus service. Valley top location would make it unattractive for walking and cycling.
Next steps recommended	Consider further the need for proposed use / designation and relative priority through Core Strategy DPD and in context of the east of England Plan.

TRANSPORT

Other Transport Proposals

Site Reference	Be/t1
Site Address	Tunnel Fields, link to New Road, Northchurch, and associated work to junction of New Road/A4251
Area (ha)	N/A
Current Use	Paddocks
Proposed Use	Highway improvements
Potential site capacity	-
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	Would provide a through route from New Road to Billet Lane, bypassing Northchurch Conservation Area, but passing through the Chiltern Park residential area. Impact on ecology of Wildlife Site to be taken into account.
Time-scale	Not known.
Sustainability Conclusion	Road building is no longer appropriate under the latest Local Transport Plan regime.
Next steps recommended	Consider further the need for the proposed use/designation and relative priority.

Site Reference	Be/t2
Site Address	A41 Chesham Road junction
Area (ha)	-
Current Use	-
Proposed Use	Junction improvements
Potential site capacity	-
Identified by	Hertfordshire County Council's Local Transport Plan
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Availability of land to accommodate junction / slip road improvements and impact upon adjoining countryside.
Time-scale	Not known
Sustainability Conclusion	Consideration will need to be given regarding whether this proposal supports a move towards more sustainable modes of transport and fits in with the County Council / Highways Agency's broader transport strategy.
Next steps recommended	Consider further the need for the proposed use/designation and relative priority.

RETAIL

Site Reference	Be/r1
Site Address	Land off High Street / Water Lane
Area (ha)	0.9ha
Current Use	Retail Proposal Site S1 in the current Local Plan (town centre redevelopment scheme for a food supermarket)
Proposed Use	Retains current designated mix of uses, including a food store. Additional potential to accommodate additional car parking provision.
Potential site capacity	Modern foodstore of 1,000-1,500sqm (net), plus car parking and other associated uses.
Identified by	Tibbalds Urban Planning and Design in a study carried out for Dacorum Borough Council ('Land Off High Street and Water Lane, Berkhamsted – Feasibility Study, June 2006)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Site already allocated in existing Local Plan as a town centre redevelopment scheme for a food supermarket. Potential to improve the quality of buildings within this part of the Berkhamsted Conservation Area.
Time-scale	Anticipated within the current Local Plan period (i.e. before 2011), but dependent upon land assembly and phasing.
Sustainability Conclusion	Town centre location, with easy access to bus and train services. Would support the vitality and viability of the town centre.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options.

SOCIAL/COMMUNITY

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	Planning permission already granted for hospice use on this site. Any further development would be contrary to key environmental designations and any planning applications for extension would be considered in this context. Do not progress to Preferred Options stage.

TRING

RESIDENTIAL

Green Belt to Residential

Site Reference	T/h2
Site Address	Land at Marchroft Lane, Tring
Area (ha)	2 ha
Current Use	Green Belt
Proposed Use	Residential scheme for affordable housing (see also larger neighbourhood proposal T/h6)
Potential site capacity	60 (specified by the landowner)
Identified by	Clifford Selly
<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 and an Area of Archaeological Significance. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for Housing, or the expansion of this settlement to accommodate new growth
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Limited infrastructure to support further growth in Tring. Would provide for affordable housing need within Tring, although advice required from Housing Enabling Manager regarding scale of local need and appropriateness of location
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

Site Reference	T/h3
Site Address	Waterside Way, Land North of Icknield Way, Tring
Area (ha)	8.8 ha
Current Use	Green Belt
Proposed Use	Residential
Potential site capacity	264 (specified by the landowner)
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. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for significant housing, or the expansion of this settlement to accommodate new growth
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Limited infrastructure to support further growth in Tring. Existing schools and facilities already acknowledged as being under considerable pressure.
Next steps recommended	Consider further the need for proposed use / designation and relative priority. Could only be progressed through Core Strategy if overriding need.

Site Reference	T/h4
Site Address	Land adj. Icknield Way GEA, Tring
Area (ha)	15.5 Ha
Current Use	Open Land - Green Belt
Proposed Use	Residential/mixed residential, employment & open land
Potential site capacity	300 (based on 40 dwellings/ha on 7.5 ha)
Identified by	Cala Homes
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 6 (part)
Affects key environmental designation(s)?	Part of the site is located within the Chilterns Area of Outstanding Natural Beauty. However proposed to retain this part of the site as open land
Key land use issues raised	Loss of the Green Belt. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	A Greenfield site within the Green Belt. Located adjacent to the towns main employment area. Limited infrastructure to support further growth in Tring. Existing schools and facilities already acknowledged as being under considerable pressure
Next steps	Consider further the need for proposed use / designation and relative priority in context of Core Strategy and East of England Plan. Eastern Section of site could be considered for future expansion of Icknield Way General Employment Area, as suggested in Employment Space Study (January 2005)

Site Reference	T/h5
Site Address	Land at New Mill, Tring
Area (ha)	14.5
Current Use	Agricultural
Proposed Use	Housing
Potential site capacity	580 (based on 40 dph)
Identified by	Landowner representation (considered at previous Local Plan Inquiry)
<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. Significant loss of agricultural land. Would form a prominent extension of the built up area. Level of housing would put pressure on local services in Tring, particularly schools. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Local infrastructure/services capacity problem. Potential imbalance between housing and employment opportunities locally.
Next steps recommended	Consider further the need for proposed use / designation and relative priority. Could only be progressed through Core Strategy DPD, if overriding need.

Site Reference	T/h6
Site Address	Station Road/Marshcroft Lane, Tring
Area (ha)	53 ha
Current Use	Green Belt
Proposed Use	New neighbourhood including residential, school, local centres, leisure space, open land and employment. (see also smaller proposal T/h2)
Potential site capacity	Not specified
Identified by	Clifford Selly
<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 and an Area of Archaeological Significance. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for Housing, or the expansion of this settlement to accommodate new growth
Time-scale	None Specified
Sustainability Conclusion	A Green Field site within the Green Belt. Within reasonable distance of Tring Railway station but poorly located in terms of other key local facilities. 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 DPD, if overriding need.

Site Reference	T/h10
Site Address	Land between Station Road, Cow Lane and London Road, Tring
Area (ha)	45
Current Use	Area of open countryside
Proposed Use	Housing
Potential site capacity	Could potentially support a significant level of housing
Identified by	Dacorum Borough Council (considered at Local Plan Inquiry)
<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. Relatively close to the town centre. Level of housing would put pressure on local services in Tring, particularly schools. Would have a significant impact on the rural setting of the town and result in a substantial loss of agricultural land. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for housing, or the expansion of this settlement to accommodate significant new growth. Rejected by Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Inquiry Inspector considered that the site would represent an unsustainable use of the land. Local infrastructure/services capacity problems. Potential imbalance between housing and employment opportunities locally.
Next steps recommended	Consider further the need for proposed use / designation and relative priority. Could only be progressed through Core Strategy DPD, if overriding need.

Site Reference	T/h11
Site Address	Land between Station Road and Cow Lane, Tring
Area (ha)	2.5
Current Use	Area of open countryside
Proposed Use	Housing
Potential site capacity	100 (based on 40 dph)
Identified by	Dacorum Borough Council (considered at Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty.
Key land use issues raised	Greenfield site located within the Green Belt and AONB. Would form a prominent extension of the built up area. Level of housing would put pressure on local services in tring, particularly schools. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Inquiry Inspector considered that the site would lie at a distance from the town centre and employment area. Local infrastructure/services capacity problem. Potential imbalance between housing and employment opportunities locally.
Next steps recommended	Contrary to key environmental designation. Consider further the need for proposed use / designation and relative priority. Could only be progressed through Core Strategy DPD, if overriding need.

Site Reference	T/h12
Site Address	Land south of Park Street, Tring
Area (ha)	0.15
Current Use	Open and largely wooded
Proposed Use	Housing
Potential site capacity	6 (based on 40 dph)
Identified by	Landowner representation (considered at Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Greenfield site located within the Green Belt. Loss of attractive rural buffer on edge of town. Built development would detract from character of AONB. Level of housing is likely to put additional pressure on local services in Tring, particularly schools. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for significant housing, or the expansion of this settlement to accommodate new growth.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Local infrastructure/services capacity issue. Potential imbalance between housing and employment opportunities locally.
Next steps recommended	Contrary to key environmental designation. Exceptional reasons would need to be established for the site to be taken forward to Preferred Options stage

Town Centre to Residential

Site Reference	T/h13
Site Address	Cattle Market site, Tring
Area (ha)	0.5
Current Use	Public car park, Tring Market and Tring Auction.
Proposed Use	Housing
Potential site capacity	20
Identified by	Housing proposal site in Deposit draft of Dacorum Borough Local Plan 1991-2011.
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	The site lies adjacent to the Tring Conservation Area. The proposal could displace the Tring Market and auction, all of which would be difficult to find alternative sites for. The site also includes the proposed Tring Museum. These assets are important to the vitality and viability of the town centre.
Time-scale	Medium to long term.
Sustainability Conclusion	This is located within a town centre where there is better scope for linked trips, the availability of public transport and access to a wider range of goods and services.
Next step recommended	Consider further the need for proposed use/designation and relative priority and in context of current proposed uses.

Leisure to Residential

Site Reference	T/h14
Site Address	Land at Miswell Lane, Tring
Area (ha)	1.2
Current Use	Open, rough grass land.
Proposed Use	Housing
Potential site capacity	48 (based on 40 dph)
Identified by	Objection to Leisure Proposal Site in the Local Plan (considered at previous Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	The site lies adjacent to existing open space. Development would separate existing areas of public open space. The Council has been seeking to secure use of land as public open space and development of site for housing would prevent this. Access would impact on mature trees along eastern boundary. Council's approach has been supported at more than one local inquiry
Time-scale	Not known.
Sustainability Conclusion	This site lies within the settlement and is reasonably well located in relation to local facilities. This is outweighed by the loss of important open land that is well placed to meet the identified recreational needs of the surrounding residential areas and to contribute to the character of the area.
Next step recommended	Do not progress further.

Employment to Residential/Mixed

Site Reference	T/h1
Site Address	Rear of Western Road / Goldfield Road
Area (ha)	0.8ha (of which 0.6ha remains undeveloped)
Current Use	Employment / vacant
Proposed Use	Residential
Potential site capacity	25-30 units (on remaining site)
Identified by	Tring Town Council
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	None
Time-scale	Concept Statement relating to redevelopment of site for residential purposes adopted by Borough Council in February 2006. Planning application received for part of the site.
Sustainability Conclusion	Previously developed land within a secondary settlement. Close to local shops and amenities.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options.

Site Reference	T/h7
Site Address	Akeman Street General Employment Area
Area (ha)	1.1 (approx)
Current Use	General Employment Area
Proposed Use	Residential, possibly with some live-work units.
Potential site capacity	30-50
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	May require redevelopment of Ickniel Way Employment Area leading to incursion into Green Belt (see T/e1).
Time-scale	Not known
Sustainability Conclusion	Accessible location near the town centre, schools and bus services. Modern premises with more suitable access to be provided on edge of town. Live-work units would be sustainable.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	T/h8
Site Address	Brook Street General Employment Area
Area (ha)	1 (approx).
Current Use	General Employment Area.
Proposed Use	Residential, possibly with live-work units.
Potential site capacity	30-50
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	3, 7(b)
Affects key environmental designation(s)?	None.
Key land use issues raised	Loss of small, comparatively inexpensive industrial units. May require redevelopment of Icknield Way Employment Area leading to incursion into Green Belt (see T/e1).
Time-scale	Not known.
Sustainability Conclusion	Accessible location near the town centre, schools and bus services. Modern premises with more suitable access to be provided on edge of town. Live-work units would be sustainable.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	T/h9
Site Address	Miswell Lane
Area (ha)	0.8ha
Current Use	Undeveloped
Proposed Use	Currently proposed for extension of existing estate for business, industry or storage and distribution uses. Consideration could be given to its redevelopment for residential use, subject to satisfactory alternative provision being made (T/e 1)
Potential site capacity	Not specified
Identified by	Existing proposal site in current Local Plan (proposal site E6)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	None
Time-scale	Current unimplemented Dacorum Borough Local Plan 1991-2011 Employment Proposal Site. Could be brought forward at any time subject to planning requirements outlined in Local Plan.
Sustainability Conclusion	Refer to Environmental Appraisal update (August 2003)
Next steps recommended	Current unimplemented Dacorum Borough Local Plan 1991-2011 Employment Proposal Site. Consider further though Site Allocations DPD. Progress to Preferred Options stage

EMPLOYMENT

Green Belt to Employment

Site Reference	T/e1
Site Address	Land adjacent to Icknield Way General Employment Area
Area (ha)	2
Current Use	Agriculture
Proposed Use	Employment
Potential site capacity	Unknown
Identified by	Dacorum Borough Council
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5, 7(b)
Affects key environmental designation(s)?	None. Close to Area of Outstanding Natural Beauty however.
Key land use issues raised	Extension of built-up area of Tring, to compensate for reallocation/redevelopment of employment land within the town. See also T/h4.
Time-scale	Not known.
Sustainability Conclusion	Proposal would be on the edge of Tring which may encourage greater car use. Overall potential reduction of heavy traffic in town centre. Retains local employment opportunities.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	T/e2
Site Address	Land between Marshcroft Lane and Station Road, Tring
Area (ha)	13.3 ha
Current Use	Green Belt
Proposed Use	A business park (site has also been put forward for residential development, see site T/h 6)
Potential site capacity	Unknown
Identified by	Landowner at previous Local Plan Inquiry
<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	<p>Located within the Green Belt and an Area of Archaeological Significance. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for expansion of this settlement to accommodate new growth.</p> <p>South West Hertfordshire Employment Space Study (January 2005) does not highlight the need for significant new employment land within Tring</p>
Time-scale	Not known
Sustainability Conclusion	A Greenfield site within the Green Belt In the previous Local Plan Inquiry the Highways Authority considered that the development would have a detrimental impact on the highway network surrounding the site. The Local Plan Inspector also concluded that no further allocated employment land is required in Tring to serve a local employment need. The site is accessible by public transport and within reasonable distance of Tring railway station.
Next steps recommended	Consider further the need for proposed use / designation and relative priority. Could only be progressed through Core Strategy if overriding need.

Site Reference	T/e3 (linked to T/L1)
Site Address	Dunsley and Cow Lane Farms, Tring
Area (ha)	40
Current Use	Agriculture
Proposed Use	Mixed use development including housing, employment and leisure uses
Potential site capacity	-
Identified by	Landowners at previous Local Plan Inquiry
<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. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for expansion of this settlement to accommodate significant new growth. Would have a significant visual impact on the town, as this is a key gateway area.
Time-scale	Not known
Sustainability Conclusion	Site within easy access of town centre, although some distance from railway station and existing employment areas.
Next steps recommended	Consider further the need for proposed use and relative priority.

RETAIL

Retail/Local Centres to Mixed Use

Site Reference	T/r1
Site Address	Cattle Market and The Forge car park, Tring
Area (ha)	1.3
Current Use	Public car park, Tring Market and Tring Auction.
Proposed Use	Small supermarket
Potential site capacity	700 sq m net
Identified by	Donaldsons Retail and Leisure Study (January 2006)
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	The site falls within the Tring Conservation Area and there would therefore be issues of accommodating a modern food store in a historic environment. The scheme may prove difficult to justify early in the Plan period, given current vacant Budgens store elsewhere in town centre. The proposal could displace public car parking and the Tring Market and auction, all of which would be difficult to find alternative sites for. The site also includes the proposed Tring Museum. These assets are important to the vitality and viability of the town centre.
Time-scale	Medium to long term.
Sustainability Conclusion	This is located within a town centre where there is better scope for linked trips, the availability of public transport and access to a wider range of goods and services. Potential to include a mix of uses as well (e.g.

	residential above).
Next step recommended	Consider further the need for proposed use/designation and relative priority and in context of other current proposed uses.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	T/L1 (linked to T/e3)
Site Address	Dunsley and Cow Lane Farms, Tring
Area (ha)	40
Current Use	Agriculture
Proposed Use	Mixed use development including housing, employment and leisure uses
Potential site capacity	-
Identified by	Landowners considered at previous Local Plan Inquiry
<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. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Tring for expansion of this settlement to accommodate new growth. (See T/e3)
Time-scale	Not known
Sustainability Conclusion	It is unclear whether the leisure space is to meet the needs of the proposed residential and employment uses or the existing wider community. Open uses are likely to be appropriate in this location but do not necessarily need specific allocation. (Para 12.33.18 Inspectors Report)
Next steps recommended	Consider further the need for proposed leisure use and relative priority.

Site Reference	T/L2
Site Address	Land at Hastoe Lane/Park Road, Tring
Area (ha)	3.6
Current Use	Green Belt
Proposed Use	Leisure Space
Potential site capacity	-
Identified by	Local Plan Inquiry
<i>Preliminary Site Assessment</i>	
Type of site	
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Although it is located in the Green Belt and Chilterns AONB, the policy framework would allow the development of a variety of outdoor leisure uses.
Time-scale	Not known
Sustainability Conclusion	At the inquiry it was not indicated how and when the leisure space would be developed. It is perhaps only likely to occur in association with some other form of development.
Next steps recommended	Consider further the need for proposed use, and implications for the AONB.

Site Reference	T/L3
Site Address	Land west of Cow Lane
Area (ha)	40
Current Use	Farmland
Proposed Use	Leisure, including sport pitches
Potential site capacity	-
Identified by	Private Sport Clubs – suggested new proposal site, during the previous Local Plan Inquiry.
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5,6,7b
Affects key environmental designation(s)?	None
Key land use issues raised	Site located within the Green Belt. Relative need for additional sport pitches.
Time-scale	Not known
Sustainability Conclusion	Government advice in PPG2: Green Belts allows minor development or redevelopment to take place in association with the sports use. The size of the site seems to be excess of what is reasonably required.
Next steps recommended	Consider further through Site Allocations DPD if needed.

Site Reference	T/L4
Site Address	Land east of Cow Lane
Area (ha)	1.1
Current Use	Rugby Club
Proposed Use	Extension to Tring Rugby Union Football Club facilities
Potential site capacity	-
Identified by	Tring Rugby Union Football Club – suggested new proposal site considered during the Local Plan Inquiry.
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5,6,7b
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	The site is in the Green Belt and the Chilterns AONB sensitive landscape
Time-scale	Not known, but since Local Plan Inquiry in 2002, planning permission was granted for extension to the clubhouse and car park in 2004.
Sustainability Conclusion	Government advice in PPG2: Green Belts allows minor development or redevelopment to take place in association with sports use. May be able to accommodate within landscape constraints.
Next steps recommended	Consider further through Site Allocations DPD, if needed.

TRANSPORT

Green Belt to Transport

Site Reference	T/t1
Site Address	Land adjacent to Tring Station car park, Station Road, Tring
Area (ha)	1.03
Current Use	Reinstated farmland/Temporary car park.
Proposed Use	Permanent station car park
Potential site capacity	203 spaces
Identified by	Network Rail
<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	Tring Station Gateway project seeks station redevelopment, improving accessibility, encouraging sustainable tourism, with modal shift away from car use by commuters. Existing car park to be decked in 2008, increasing capacity. Increased pressure likely from development at Pitstone.
Time-scale	None
Sustainability Conclusion	Additional car parking without improvements to sustainable travel facilities would be unsustainable.
Next steps recommended	Consider need for proposed use and relative priority.

BOVINGDON

RESIDENTIAL

Green Belt to Residential

Site Reference	Bov/h1
Site Address	Land at Duckhall Farm, Bovington
Area (ha)	3.9 ha
Current Use	Green Belt . Agricultural including existing farm buildings of Duckhall Farm
Proposed Use	Residential
Potential site capacity	117 (specified by the landowner based on 30 dwellings/ha)
Identified by	Tim Warrell MRICS Horstonbridge Property Development
<i>Preliminary Site Assessment</i>	
Type of site	1, (part 2), 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovington for significant housing, or the expansion of this settlement to accommodate new growth
Time-scale	Not specified
Sustainability Conclusion	Predominately 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	Bov/h2
Site Address	Land off Louise Walk, Green Lane, Bovingdon
Area (ha)	Specified as 1.8ha appears to be larger (2.2 ha)
Current Use	Stables, cultivated area, and grazing.
Proposed Use	Residential.
Potential site capacity	60
Identified by	Mrs M P and Mr E J West
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 3, 4(a), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Would result in anomalous extension of built-up area into Green Belt. Considered and rejected as part of larger area (Land at Louise Walk and Yew Tree Drive – 6.5 ha) at 2001 Local Plan Inquiry (Inspector’s Report paras. 4.27.4 – 4.27.7).
Time-scale	None
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 (para. 4.27.2 of Inspector’s Report).
Next steps recommended	Consider part of site within settlement boundary further, through Site Allocations DPD.

Site Reference	Bov/h3
Site Address	Little Gables, Long Lane, Bovingdon
Area (ha)	0.035
Current Use	Residential garden
Proposed Use	Residential
Potential site capacity	1
Identified by	DA Malden
<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	Development in the Green Belt. Site has insufficient capacity to merit allocation.
Time-scale	Not known.
Sustainability Conclusion	The site is very poor from a sustainability point of view, being in a ribbon development well outside Bovingdon Village Centre.
Next steps recommended	Do not consider further. More appropriate to progress as planning application, but unlikely to be successful under current national Green Belt policies.

Site Reference	Bov/h 4
Site Address	Land at Middle Lane, Bovington
Area (ha)	2.8 ha
Current Use	Derelict land (former RAF base linked to Bovington Airfield.) Currently used for dumping, fires and storing manure
Proposed Use	Residential for affordable housing, executive homes or a mixture of tenure depending on local needs
Potential site capacity	84 dwellings (based on 30 dwellings/ ha)
Identified by	Steven Cook, Landowner
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovington for significant new housing, or the expansion of this settlement to accommodate new growth. Allocation to meet an identified local housing need could be considered.
Time-scale	Unspecified
Sustainability Conclusion	Located in the countryside in the Green Belt. Not within easy reach of local services, employment and facilities. 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	Bov/h 5
Site Address	Land at Shantock Hall Lane, Bovingdon
Area (ha)	23 ha
Current Use	Area of generally open countryside but with a few scattered commercial units.
Proposed Use	Housing
Potential site capacity	920 (estimate based on 40 d/ph)
Identified by	Landowner representation to Deposit draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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	Located within the Green Belt and at a distance from the village envelope. Level of housing would be poorly related to existing built-up area and would severely burden local services in Bovingdon. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovingdon for significant housing, or the expansion of this settlement to accommodate new growth. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Inquiry Inspector considered that the site would represent an isolated and unsustainable location for housing, and that Bovingdon was not a suitable location for major development.
Next steps recommended	Given the scale of the proposal and the lack of exceptional circumstances to warrant new building, it is recommended that the suggestion should not be progressed further.

Site Reference	Bov/h6
Site Address	Land at Grange Farm, Bovingdon
Area (ha)	14.5
Current Use	Area of open countryside
Proposed Use	Housing
Potential site capacity	580 (estimate based on 40 d/ph)
Identified by	Landowner representation to Deposit draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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	Located within the Green Belt, on the edge of Bovingdon and at a significant distance from the village centre. Level of housing would represent a major extension of the existing built-up area, and would severely burden local services in the village. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Greenfield site within the Green Belt. Local Plan Inquiry Inspector considered that the site would be remote from local facilities and that Bovingdon was not a sustainable location for major development.
Next steps recommended	Given the scale of the proposal and the lack of exceptional circumstances to warrant new building, it is recommended that the suggestion should not be progressed further.

Site Reference	Bov/h 7
Site Address	Land at Long Lane, Bovingdon
Area (ha)	0.5
Current Use	Overgrown site previously occupied by former buildings and structures associated with Bovingdon Airfield.
Proposed Use	Housing
Potential site capacity	20 (estimate based on 40 d/ph)
Identified by	Landowner representation to Deposit draft of the current Local Plan (considered at previous Local Plan Inquiry)
<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	Located within the Green Belt and at a distance from the village envelope. Site would consolidate sporadic development along Long Lane. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovingdon for housing, or the expansion of this settlement to accommodate new growth. Housing site rejected by Local Plan Inquiry Inspector on several other occasions.
Time-scale	Not specified
Sustainability Conclusion	Now regarded as a greenfield site within the Green Belt (past buildings being largely removed many years ago). Local Plan Inquiry Inspector considered that the site was not a sustainable location for housing.
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

EMPLOYMENT

Green Belt to Employment

Site Reference	Bov/e 1
Site Address	Land Between Ley Hill Road and Bakers Wood, Bovingdon
Area (ha)	14 ha
Current Use	Green Belt
Proposed Use	Employment land
Potential site capacity	1,500 jobs (specified in the Inspectors Report)
Identified by	Landowner at previous Local Plan Inquiry
<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	Located within the Green Belt. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Bovingdon for significant expansion of this settlement
Time-scale	Not specified
Sustainability Conclusion	Greenfield site in the Green Belt. Relatively accessible to local centre and public transport however as outlined in the Inspectors report. The development would provide for far more jobs than necessary to serve the local area therefore would be likely to result in substantial in-commuting from outside Bovingdon.
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	Bov/L1
Site Address	Bovingdon Airfield, Bovingdon
Area (ha)	-
Current Use	Disused Airfield
Proposed Use	Drive in cinema
Potential site capacity	400 car drive in cinema
Identified by	James Russell
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4a, 5, 7c
Affects key environmental designation(s)?	None
Key land use issues raised	Traffic impact. A form of development that would usually be considered inappropriate in the Green Belt. Conflict with cinema use in towns.
Time-scale	Not known
Sustainability Conclusion	The use requires customers to use cars. This will result in extra demand on local roads, and lead to congestion at film start and ending times. The screen would be a source light pollution in the Green Belt. Alternative sites within towns are better placed to accommodate cinema going or the watching of films. No evidence of overriding need is available.
Next steps recommended	Because this is inappropriate development in the Green Belt, it is recommended that this proposal is not progressed further.

SOCIAL/COMMUNITY

Amend Existing Major Developed Site in the Green Belt Designation

Site Reference	Bov/c1
Site Address	Bovingdon Prison, Chesham Road, Bovingdon
Area (ha)	Not known
Current Use	Social and Community use - Prison
Proposal	Request consideration to be given to the potential opportunity to extend the Prison and the extension of the current boundaries of the Major Developed Site in the Green Belt designation
Potential site capacity	-
Identified by	Lambert Smith Hampton on behalf of National Offender Management Service (NOMS)
<i>Preliminary Site Assessment</i>	
Type of site	2, 4 (a), 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Impact upon the openness of the Green Belt, through expansion of existing development. Potential increase in traffic movements to and from the site. Impact on adjacent residential area. See Site Allocations Issues and Options Paper – Chapter 1
Time-scale	Not known although there are no immediate plans for expansion the amended designation would allow for the growth of the site if required in the future.
Sustainability Conclusion	Social and community use. Relatively accessible to public transport – on bus route between Chesham and Hemel Hempstead. Potential to create new job opportunities
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage

KINGS LANGLEY

RESIDENTIAL

Green Belt to Residential

Site Reference	KL/h3
Site Address	Rectory Farm, Kings Langley
Area (ha)	7.4
Current Use	Former turkey and fruit (PYO) farm, now in commercial use
Proposed Use	Residential
Potential site capacity	150 (likely to include substantial area of open space).
Identified by	Hives Planning
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(b), 5, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Considered at both Local Plan Inquiries. 3 ha in 1993 (Inspector's Report paras. 3.168-3.171). Proposal H55 in Deposit Draft (3 ha, 80 units) rejected by Inspector. Concerns re coalescence of Kings Langley with Nash Mills, effect on character of area, and capacity of local infrastructure (Inspector's Report para. 7.48.9).
Time-scale	Not known
Sustainability Conclusion	Reasonable standard of public transport and accessible to local shops. Nature of local road network (especially Common Lane) means parents likely to drive children to primary school. Very little spare capacity at primary school (paras. 7.48.16 – 7.48.18 of Inspector's Report). Flood risk requires investigation (paras. 7.48.29-7.48.30 of Inspector's Report).

Next steps recommended	Possibly reconsider Previously Developed Land (ex turkey sheds) but even this was rejected by the 1993 Inspector in view of the strategic importance of the existing gap. Consider further the need for the proposed use/designation and relevant priority.
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Site Reference	KL/h4
Site Address	Land at Rucklers Wood, Rucklers Lane, Kings Langley
Area (ha)	0.2
Current Use	Woodland
Proposed Use	Residential
Potential site capacity	Depends on extent of woodland retained. To be in keeping with area, may be as low as 3.
Identified by	JB Planning Associates
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (b) and 5.
Affects key environmental designation(s)?	Wildlife site (75/007 The Nucket) – ancient semi-natural woodland.
Key land use issues raised	Expansion of settlement at Rucklers Lane reducing openness of Green Belt.
Time-scale	Not known
Sustainability Conclusion	Not a sustainable location. Shop at junction of Rucklers Lane closed. Car use essential. Also loss of woodland.
Next steps recommended	Contrary to key environmental designations. Do not progress to Preferred Options stage.

Site Reference	KL/h5
Site Address	Hill Farm, Love Lane
Area (ha)	Not known
Current Use	Greenfield (barns)
Proposed Use	Conversion of buildings
Potential site capacity	Not known – potential barn conversion
Identified by	Councillor Alan Anderson
<i>Preliminary Site Assessment</i>	
Type of site	4a, 5, 7c
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt, and limited access to local shops and facilities
Time-scale	Not known
Sustainability Conclusion	Situated within the Green Belt with limited infrastructure
Next steps recommended	Consider further the need for proposed use / designation and relative priority. Conversion can be considered through existing Local Plan policies.

Employment to Residential/Mixed

Site Reference	KL/h1
Site Address	Sunderlands Yard, Church Lane, Kings Langley
Area (ha)	Not specified
Current Use	Unidentified employment land within a residential area
Proposed Use	Residential.
Potential site capacity	Not known.
Identified by	Councillor Alan Anderson
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of unidentified employment land. Yard noted as having caused environmental problems in the past.
Time-scale	Not known
Sustainability Conclusion	Previously developed land, close to shops and facilities. Potential to provide for small / affordable residential units.
Next steps recommended	Consider further through Site Allocations DPD.

Site Reference	KL/h2
Site Address	Ex Kings Langley Building Supplies site, The Nap, Kings Langley
Area (ha)	0.16
Current Use	Builders yard within a residential area.
Proposed Use	Residential
Potential site capacity	Not known
Identified by	Councillor Alan Anderson / Kings Langley Residents Association
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of unidentified employment land
Time-scale	Not known
Sustainability Conclusion	Previously developed land, close to shops and facilities. Potential to provide for small / affordable residential units.
Next Steps Recommended	Consider further through Site Allocations DPD.

LEISURE & RECREATION

Green Belt to Leisure

Site Reference	KL/L1
Site Address	Rectory Farm, Hempstead Road, Kings Langley
Area (ha)	Proposed site boundaries not given assumed as 6ha from draft Local Plan
Current Use	Agriculture
Proposed Use	Leisure use – informal open space
Potential site capacity	-
Identified by	Councillor Alan Anderson, (Considered at the Local Plan Inquiry into the Deposit draft Local Plan in the context of a proposal for housing and open space).
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a)
Affects key environmental designation(s)?	Edge of the flood zone
Key land use issues raised	Open space would benefit the village and help limit outward expansion. Current use is acceptable in the Green Belt
Time-scale	Not known
Sustainability Conclusion	Informal open space usage would equally prevent coalescence, as does the current use: however, there would be an opportunity to enhance a wildlife corridor.
Next steps recommended	Consider the need for proposed use further in the Site Allocations DPD.

Site Reference	KL/L2
Site Address	Rucklers Wood, Rucklers Lane, Kings Langley
Area (ha)	0.2
Current Use	Woodland
Proposed Use	Protected for open leisure use, to compensate for the potential loss of the barns at Hill Farm, Love Lane going Green Belt to Residential
Potential site capacity	-
Identified by	Councillor Alan Anderson
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (b) and 5.
Affects key environmental designation(s)?	Wildlife site (75/007 The Nucket) – ancient semi-natural woodland.
Key land use issues raised	Whether leisure designation is required in addition to existing Green belt designation
Time-scale	Not known
Sustainability Conclusion	N/A as no change in actual use proposed for site, which would remain as woodland.
Next steps recommended	Consider further the need for the proposed use / designation and relative priority

HISTORIC HERITAGE

Site Reference	KL/hh1
Site Address	Rucklers Lane Flint Bungalows
Area (ha)	Unknown
Current Use	Residential
Proposed Use	Designate as a Conservation Area
Potential site capacity	-
Identified by	Councillor Alan Anderson
<i>Preliminary Site Assessment</i>	
Type of site	1
Affects key environmental designation(s)?	None
Key land use issues raised	Whether Conservation Area status is merited.
Time-scale	Not known
Sustainability Conclusion	May help protect distinctive development.
Next steps recommended	Designation of conservation areas comes under separate legislation and cannot be considered through the Local Development Framework. Consider further the proposed designation jointly with Conservation.

MARKYATE

RESIDENTIAL

Green Belt to Residential

Site Reference	M/h3
Site Address	Foxdell Farm, Luton Road, Markyate
Area (ha)	1.8 ha
Current Use	Agriculture and farm buildings
Proposed Use	Housing
Potential site capacity	72 (based on 40 dph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Isolated site in Green Belt at a distance from Markyate village centre. Would erode important open gap between Markyate and Luton.
Time-scale	Not specified
Sustainability Conclusion	Inspector considered site to be an unsustainable location for housing due to its remoteness from local facilities and services.
Next steps recommended	Do not progress in view of the isolated location.

Site Reference	M/h4
Site Address	Dammersey Close, Markyate
Area (ha)	6.2
Current Use	Open fields
Proposed Use	Housing
Potential site capacity	250
Identified by	Inspector's Report to Local Plan
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Greenfield site in Green Belt. Located at a distance from local village facilities. Potential impact on Ver Valley and prominence along
Time-scale	Likely to be medium to long term.
Sustainability Conclusion	Inspector considered site to be an unsustainable location for housing due to its remoteness from local facilities and services.
Next steps recommended	Consider further the need for proposed use / designation and relative priority.

Site Reference	M/h5
Site Address	Land at Wesley Road, Albert Street
Area (ha)	0.05ha
Current Use	Residential
Proposed Use	Residential (redevelopment)
Potential site capacity	Proposed for 5 units in Deposit draft of current Local Plan
Identified by	Identified as a Housing Proposal Site in Deposit Draft of Dacorum Borough Local Plan 1991-2011. Considered by Inspector at Public Local Inquiry.
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Within Markyate Conservation Area. Local Plan Inquiry Inspector recommended its deletion from the plan due to the small size of the site and the impact of development upon existing parking problems in the village centre.
Time-scale	Not known, although Inspector considered it to have little realistic prospect of coming forward within the plan period i.e. before 2011
Sustainability Conclusion	Village centre location. Good access to local services and bus routes – although these are limited.
Next steps recommended	Consider further the need for the proposed use / designation and relative priority.

Rural Area to Residential

Site Reference	M/h1
Site Address	Cheverells Green, near Markyate
Area (ha)	Not specified
Current Use	Rural Area
Proposed Use	Residential - Affordable Housing
Potential site capacity	Not specified
Identified by	Mr Squires, Chartism Housing Association Plc
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (a), 6, 7(c)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	The level of local housing need requires thorough assessment.
Time-scale	Not known
Sustainability Conclusion	Greenfield site within the Rural area. Would provide affordable housing although advice required from Housing Enabling Manager re: level of local demand and sustainability of location. Not within close reach of employment or local services and facilities. Poorly accessible by public transport
Next steps recommended	Contrary to a key environmental designation. Consider the need for proposed use and its relative priority in the context that clear and specific housing needs can be identified in Markyate. Consider through Site Allocations DPD if necessary.

Site Reference	M/h 6
Site Address	Land at Buckwood Road, Markyate (south side)
Area (ha)	0.8
Current Use	Agriculture
Proposed Use	Housing
Potential site capacity	20
Identified by	Dacorum Borough Council in a draft of the current Local Plan (considered at Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 6, 7(c)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty
Key land use issues raised	Greenfield site located within the Chilterns AONB. Would form a prominent extension of the built up area on valley side. Potential loss of hedgerow along road frontage. Additional traffic may be difficult to accommodate because of narrow road junction to High Street. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Impact on the landscape of the Chilterns Area of Outstanding natural Beauty. Reasonably well related to local facilities.
Next steps recommended	Contrary to key environmental designation. Consider the need for proposed use and its relative priority in the context that clear and specific housing needs can be identified in Markyate. Consider through Site Allocations DPD if necessary.

Site Reference	M/h 7
Site Address	Land at Buckwood Road (north side) and Cavendish Road, Markyate
Area (ha)	0.94
Current Use	Agricultural
Proposed Use	Housing
Potential site capacity	20
Identified by	Dacorum Borough Council in a draft of the current Local Plan (considered at Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 6, 7(c)
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty.
Key land use issues raised	Greenfield site located within the Chilterns AONB. Would form a prominent extension of the built up area on valley side. Potential loss of existing landscaping features. Additional traffic may be difficult to accommodate because of narrow road junction to High Street. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Impact on AONB. Reasonably well related to local facilities.
Next steps recommended	Contrary to key environmental designation. Consider the need for proposed use and its relative priority in the context that clear and specific housing needs can be identified in Markyate. Consider through Site Allocations DPD if necessary.

Site Reference	M/h 9
Site Address	Land at Cheverells Green, Markyate (west side)
Area (ha)	1 ha
Current Use	Agriculture
Proposed Use	Housing
Potential site capacity	40 (based on 40 dph)
Identified by	Landowner representation to draft of the current Local Plan (considered at previous Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(a), 7(c)
Affects key environmental designation(s)?	None (but lies immediately adjacent to AONB)
Key land use issues raised	Greenfield site located within the Rural Area and lying immediately adjacent to the Chilterns AONB. Would form a prominent extension of the built up area into open countryside, and could prove damaging to the character of Cheverells Green. Not well located in relation to local facilities. Additional traffic may be difficult to accommodate due to sub standard junction with High Street. Rejected by Local Plan Inquiry Inspector.
Time-scale	Not specified
Sustainability Conclusion	Poor location for local facilities. Local Plan Inquiry Inspector considered that the site would not constitute a sustainable location for housing.
Next steps recommended	Consider the need for proposed use and its relative priority in the context that clear and specific housing needs can be identified in Markyate. Consider through Site Allocations DPD if necessary.

Open Land to Residential

Site Reference	M/h 8
Site Address	Land rear of Pickford Road, Cleveland Road, Sursham Court and Farrer Top
Area (ha)	1.57
Current Use	Open Space
Proposed Use	Residential
Potential site capacity	10
Identified by	Dacorum Borough Council (considered at Local Plan Inquiry)
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of large trees and hedgerows (Inspector's Report para. 7.49.8). Access difficulties (Inspector's Report, para. 7.49.9). Replacement open space required. Residential development would occupy a small part of site only.
Time-scale	Not known
Sustainability Conclusion	Well located in relation to village centre which can meet most day to day needs (Inspector's Report, para 7.49.13) However, Markyate is not a particularly sustainable location due to poor level of public transport, lack of a secondary school and the limited services and facilities available in the village (Inspector's Report, para.7.49.5). Environmental impact would have to be outweighed by clear evidence of local housing need.
Next steps recommended	Consider the need for proposed use and its relative priority in the context that clear and specific housing needs can be identified in Markyate. Consider through Site Allocations DPD if necessary.

Employment to Residential/Mixed

Site Reference	M/h2
Site Address	Hicks Road / A5, Markyate
Area (ha)	Not specified
Current Use	Employment (Markyate General Employment Area)
Proposed Use	Residential
Potential site capacity	Not known
Identified by	Aitchison Raffety on behalf of one of the owners
<i>Preliminary Site Assessment</i>	
Type of site	2,3,7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of employment land (Markyate GEA). Loss of employment land should be considered in the context of the emerging east of England Plan.
Time-scale	Not known, although site noted by agent as currently under-utilised.
Sustainability Conclusion	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.

TRANSPORT

Rural Area to Mixed Transport/Community

Site Reference	M/t1 a&b
Site Address	Land at Pepsal End to East and West of M1, south of Luton
Area (ha)	Not known
Current Use	Open Land - Green Belt
Proposed Use	Airport surface car park, a coach station, park and ride (1700 spaces, for Luton) a university campus, a health care campus hotel/conference facilities, with possible limited residential (NOTE: part of this site in located within South Beds district council and St Albans City and District)
Potential site capacity	Not specified
Identified by	Site identified as part of a Landowner Seminar undertaken by South Beds. Land in ownership of Savills
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Site is located within the Green Belt
Time-scale	None specified
Sustainability Conclusion	Greenfield rural location. Sited on main transport route. Would require further information from south beds such as public transport links, park and ride facilities etc. The site does not relate well to the existing settlement of Luton. Would provide new health and education facilities.
Next steps recommended	Potential future growth of Luton Airport currently under consideration by Central Government. Masterplan relating to growth of site currently being prepared by airport authority. This has been subject of public consultation during 2005. Due for publication early 2007.

OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential

Site Reference	O/h2
Site Address	The Twist, Wigginton
Area (ha)	0.7
Current Use	Greenfield
Proposed Use	Affordable Housing
Potential site capacity	25 (Approx. based on 35 dwellings per hectare)
Identified by	Clifford Selly
<i>Preliminary Site Assessment</i>	
Type of site	1, 4a, 5, 7d
Affects key environmental designation(s)?	Area of Outstanding Natural Beauty
Key land use issues raised	Located within the Green Belt and an Area of Archaeological Significance. Contrary to the draft East of England Plan and subsequent Panel Report, which do not support the release of Green Belt land around Wigginton for housing, or the expansion of this settlement to accommodate new growth. Case would have to be made to justify development in context of meeting local housing need.
Time-scale	Not known
Sustainability Conclusion	A greenfield site within the Green Belt with limited infrastructure but could provide rural affordable housing. Advice required from Housing Enabling Manager regarding scale of local need and appropriateness of location

Next steps recommended	Consider further the need for proposed use / designation and relative priority in context of Site Allocations DPDs. Progress in part dependent on Government advice in PPG3:Housing – current advice is that “rural exceptions site” for affordable housing can be shown in the development plan.
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Site Reference	O/h6
Site Address	Bourne End Lane, Bourne End
Area (ha)	0.53
Current Use	House and greenfield land
Proposed Use	Housing
Potential site capacity	19 (Approx. based 35 dwellings per hectare)
Identified by	Tony Horsfall
<i>Preliminary Site Assessment</i>	
Type of site	2, 5
Affects key environmental designation(s)?	None
Key land use issues raised	Located within the Green Belt, with limited local facilities.
Time-scale	Not known
Sustainability Conclusion	Largely a greenfield site within the 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 appropriateness of location
Next steps recommended	Consider further the need for proposed use / designation and relative priority in context of Site Allocations DPDs. Progress in part dependent on Government advice in PPG3:Housing – current advice is that a “rural exceptions site” for affordable housing can be shown in the development plan.

Site Reference	O/h8
Site Address	Kings Lane, between Langley Road and end of Nunfield
Area (ha)	1
Current Use	Agricultural
Proposed Use	Residential
Potential site capacity	25
Identified by	S Seager
<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	Inspector considered that the field is separated from the built-up area by the highway and a stout hedge, and forms part of the open countryside surrounding the settlement. Serious encroachment into countryside (Inspector's Report para. 4.42.42). Also partly within Chipperfield Conservation Area.
Time-scale	Not known.
Sustainability Conclusion	Close to village centre and facilities (Inspector's Report para. 4.42.42). However general point about Chipperfield should be noted: Inspector considered that site was no more sustainable than others put forward. The village was some distance from a major urban centre, local bus services were relatively infrequent and there was a lack of local employment opportunities. (Inspector's Report para. 7.63.12).
Next steps recommended	Do not progress to Preferred Options for reasons stated above.

Site Reference	O/h9
Site Address	Ackwell Simmons Ltd, Chapel Croft
Area (ha)	0.67
Current Use	Commercial storage
Proposed Use	Residential
Potential site capacity	20
Identified by	Mr P Radford
<i>Preliminary Site Assessment</i>	
Type of site	1, 2, 4(a), 5, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Considered at Local Plan Inquiry. Proposal would result in significant increase in size of village, put pressure on existing facilities especially the school and increase traffic on narrow local roads (Inspector's Report para. 7.63.13). Development of remainder of predominantly open site would harm Green Belt, erode rural character and development of western part would detract from character of Chipperfield Conservation Area (Inspector's Report para. 7.63.11). Extant permission in 2001 for two dwellings. Since then, permission granted (4/00274/03) for three dwellings.
Time-scale	Not known
Sustainability Conclusion	Inspector considered that site was no more sustainable than others put forward. The village was some distance from a major urban centre, local bus services were relatively infrequent and there was a lack of local employment opportunities. (Inspector's Report para. 7.63.12).
Next steps recommended	Do not progress to Preferred Options for reasons stated above.

Rural Area to Residential

Site Reference	O/h4
Site Address	Land at Grange Road, Wilstone
Area (ha)	0.2 ha
Current Use	Landscaped open space
Proposed Use	Residential
Potential site capacity	8 (based on 40 dwellings/ha)
Identified by	Dacorum Borough Council Housing Enabling Manager
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	The site is located within a conservation area and an area of archaeological significance. Consideration needs to be given as to whether the land serves any amenity value. Potential provision of affordable housing to meet locally generated needs.
Time-scale	None specified
Sustainability Conclusion	Located within a small village in the rural area, therefore not easily accessible to a wide range of facilities or services. However a very limited development may help to maintain the existing viability of the settlement. Possible location for provision of affordable housing.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage

Site Reference	O/h5
Site Address	Grange Road, Wilstone
Area (ha)	1.6
Current Use	Agricultural Land
Proposed Use	Housing
Potential site capacity	56 (Approx. based on 35 dwellings per hectare)
Identified by	Lynn Dumpleton
<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 the Rural Area. To develop a site of this size would be contrary to Government advice in PPS7.
Time-scale	Not known
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 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 in Site Allocations DPD.

Site Reference	O/h7
Site Address	Wilstone Bridge, Tring Road, Wilstone
Area (ha)	0.4 ha
Current Use	Grazing
Proposed Use	Residential
Potential site capacity	10-12
Identified by	British Waterways
<i>Preliminary Site Assessment</i>	
Type of site	1, 4(b), 7(d)
Affects key environmental designation(s)?	Adjoins Wildlife Site
Key land use issues raised	Extension of settlement. Was been rejected by 1993 and 2002 Inspectors due to harm to rural setting and poor relationship to village. Objections involved a change to the settlement boundary (Inspector's Reports para. 2.53 and paras. 4.44.34 - 4.44.35 respectively).
Time-scale	Not known
Sustainability Conclusion	On edge of village. Possible to walk to school, shop, pubs. Poorly served by public transport.
Next steps recommended	Consider further the need for the proposed use and relative priority.

Employment to Residential/Mixed

Site Reference	O/h1
Site Address	Bourne End Mills, Bourne End
Area (ha)	4 ha
Current Use	Employment
Proposed Use	Residential or mix of residential and employment.
Potential site capacity	Not known
Identified by	Aitchison Raffety and Halpern on behalf of Hilstone Corporation.
<i>Preliminary Site Assessment</i>	
Type of site	2, 4(b), 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of designated employment land (Employment Area within the Green Belt). Intensification of use of land within the Green Belt. Increased traffic flows. Potential change to the boundary of a Major Developed Site in the Green Belt.
Time-scale	Not known, although new landowners are understood to be considering potential future options for the site.
Sustainability Conclusion	Brownfield site, but with poor access to public transport and other essential facilities. Access to the site is currently via the slip road from the A41. If access onto Bourne End Lane were to be opened up, this would have implications in terms of traffic flows and disturbance for existing residents. Bourne End has no significant existing facilities or services, apart from those provided by the service area. Although a bus route passes along the A414, this is some distance from the site. Proposed use could improve the visual appearance of the site and strengthen the landscaped buffer, but could result in the displacement of existing businesses.
Next Steps Recommended	Consider further the need for proposed use / designation and relative priority.

Site Reference	O/h3
Site Address	Bourne End Mills, Bourne End
Area (ha)	4 ha
Current Use	Employment
Proposed Use	Residential (continuing care retirement community)
Potential site capacity	Approximately 160 independent living care units, a 40 bed nursing home (elderly frail patients), a 15 bed nursing home (patients who suffer from dementia), plus other associated uses such as key worker housing for nursing staff, community centre, shop, restaurant, healthcare and leisure facilities.
Identified by	Appleshaw Group Ltd
<i>Preliminary Site Assessment</i>	
Type of site	2, 4, 5
Affects key environmental designation(s)?	None
Key land use issues raised	Loss of designated employment land (Employment Area within the Green Belt). Intensification of use of land within the Green Belt. Increased traffic flows. Potential change to the boundary of a Major Developed Site in the Green Belt.
Time-scale	Not known, although new landowners are understood to be considering potential options for the site.
Sustainability Conclusion	Brownfield site, but with poor access to public transport and other essential facilities. Access to the site is currently via the slip road from the A41. If access onto Bourne End Lane were to be opened up, this would have implications in terms of traffic flows and disturbance for existing residents. Bourne End has no significant existing facilities or services, apart from those provided by the service area. Although a bus route passes along the A414, this is some distance from the site and is unlikely to be easily accessible for elderly residents. Proposed scheme would however provide some services on-site, such as a restaurant and medical facilities, which could potentially be accessed by other local

	residents.
Next steps recommended	Consider further the need for the proposed use / designation and relative priority.

LEISURE & RECREATION

Green Belt to Leisure/Tourism

Site Reference	O/L1
Site Address	Piccotts End Pumping Station
Area (ha)	0.6
Current Use	Pumping Station
Proposed Use	Hotel
Potential site capacity	-
Identified by	Suggested through Local Plan Inquiry
<i>Preliminary Site Assessment</i>	
Type of site	2, 4b, 5
Affects key environmental designation(s)?	Partly within the flood plain
Key land use issues raised	Although the existing pumping station is a significant building, the limited activity around the site means that it does not have undue impact on the visual amenity of the Green Belt countryside. A hotel is likely to have a greater impact through increased activity. Other opportunities for hotel development exist in Hemel Hempstead.
Time-scale	Not known
Sustainability Conclusion	A new hotel would be contrary to PPG 2 as it is inappropriate development in the Green Belt. It would not relate particularly well to Hemel Hempstead (the nearest main settlement)
Next steps recommended	This is inappropriate development in the Green Belt, with a potential significant impact on the Gade Valley. Do not progress to Preferred Options.

TRANSPORT

Other Transport Proposals

Site Reference	O/t1
Site Address	Water End A4146
Area (ha)	-
Current Use	Open countryside, (Rural Area, Chilterns Area of Outstanding Natural Beauty)
Proposed Use	New single carriageway bypass
Potential site capacity	-
Identified by	Hertfordshire County Council (Transport Policy & Programme Scheme)
<i>Preliminary Site Assessment</i>	
Type of site	1, 4 (b), 6
Affects key environmental designation(s)?	Chilterns Area of Outstanding Natural Beauty, effect on nature conservation (Wildlife Site) and Conservation Area
Key land use issues raised	Potential traffic generation from development outside Dacorum could lead to increased pressure on A4146. Impact on Rural Area and Chilterns Area of Outstanding Natural Beauty.
Time-scale	Not known.
Sustainability Conclusion	Road building is no longer appropriate under the latest Local Transport Plan regime.
Next steps recommended	Affects key environmental designation. Consider further the need for the proposed scheme and its relative importance.

URBAN CAPACITY STUDY

SETTLEMENT PROFORMAS

Site Reference	Various Sites Hemel Hempstead
	AW5 (Area taken into account under RA(1)), 7, 8 Windmill Road; AW12 Eastwick Row; AW29 Adeyfield Road; AW30 Commons Lane(Area taken into account under RA(1)); AW34 Great Road(Area taken into account under RA(1)); BEN7 Reddings; BEN12 Candlefield Road; CH16 , 16a, Deaconsfield Road; CH18 Semphill Road; CHA22 Chaulden Terrace; GH20 Peterlee Court; HHC24 Bridge Street; HHC26 Moor End Road; HHC32 Cotterells; HHC47 Hillfield Road; HHC70 , Church Street; HSP48 Borrowdale Court; HSP53 Sleddale; HSP63 Mimas Road; LG20 Rant Meadow; LG38 Leverstock Green Road; WH5 Aragon Close; WH7 Kimpton Close.
Area (ha)	5.493 ha
Current Use	Residential Area (1): Garage Courts/Public and Private Care Parking
Proposed Use	Residential
Potential site capacity	311.654 dwellings (taken from mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	Not known

Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Hemel Hempstead
Site Address	APS5, 6, 7, 9, 23, 24, 38 London Road; APS16,17 Ebbens Road; APS27,32 Featherbed Lane; AW1 Old House Road; AW28 Eastbrook Way; BEN30 Kimps Way; BOX20 Anchor Lane; CH15 St Albans Hill; CH23, Lawn Lane; GH52 Stevenage Rise; GH55 Turnpike Green; HHC33 Station Road; HHC7,8 Bury Road; HHC11 Adeyfield Road; HHC30 Cotterells; HHC37, 74 Marlowes; HHC70a Allandale; HHC75 Lockers Park Lane; HSP13,14 Queensway; HSP41 Catsdell/Fletcher Way; NM13 Sappi Nash Mills; WE25 Warners End Road.
Area (ha)	26.968 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant .
Proposed Use	Residential
Potential site capacity	1382.55 dwellings (taken from mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2006 - 2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Hemel Hempstead
Site Address	AE24 Berrymead; AE28 Stocks Meadow; AE31 Adeyfield Road; APS20 Storey Street; APS47 Roughdown Avenue; AW5 Windmill Road (taken into account under RA(1)); AW30 Adeyfield Road(taken into account under RA(1)); AW34 Great Road; BOX3 off Sunnyhill Gardens; BOX10 Latchford Place; BOX16 Mayo Gardens; BOX22 Anchor Lane; BOX29 Green End Road; BOX30 Sebright Road; BOX41 Puller Road; CH8 Johnson Court; CH23 Lawn Lane(Area taken into account under RA(2)); CH30 Dowling Court; LG36 Green Lane; LG40 Leverstock Green Road; N12 New Road; NM10 Silverthorn Drive.
Area (ha)	6.568 ha
Current Use	Residential Area (3): Gardens.
Proposed Use	Residential
Potential site capacity	353.899 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2006-2021
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Hemel Hempstead
Site Address	AW12 Eastwick Row (Area taken into account under RA(1)); HHC6 Templemead; HHC18 Bury Green; HSP1 Templemead; HSP2 Wheatfield; HSP8 Little Mims.
Area (ha)	1.473 ha
Current Use	Residential Area (4): Landscaped amenity space.
Proposed Use	Residential
Potential site capacity	94.557 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Localised impact on character of area.
Time-scale	2006-2021
Sustainability Conclusion	Part of the residential area in the settlement and thus considered as a more effective use of previously developed land.
Next steps recommended	Consider further through Site Allocation DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Hemel Hempstead
Site Address	BOX8 Woodland Avenue; CHA24 School Row (Area taken into account under RA(7); HSP58 1 Jupiter Drive; NM14 Belswains Lane.
Area (ha)	4.031 ha
Current Use	Residential Area (5): House and garden.
Proposed Use	Residential
Potential site capacity	89.161 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use through redevelopment.
Time-scale	2006-2021
Sustainability Conclusion	Reuses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Hemel Hempstead
Site Address	APS 35 High Ridge Road; HSP10 Apollo Way; HSP32 Typleden Close; HSP66 Corner Farm, Redbourn Road.
Area (ha)	0.903 ha
Current Use	Area (6): Amenity space regarded as open land.
Proposed Use	Residential
Potential site capacity	33.748 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Contribution of the open land to the character and leisure needs of the locality.
Time-scale	2006-2021
Sustainability Conclusion	Land not designated as open land in the current Local Plan Proposals Map. Minor loss outweighed by need for housing.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various Sites, Hemel Hempstead
Site Address	CHA24 School Row; HHC21 Leighton Buzzard Road.
Area (ha)	0.641 ha
Current Use	Area (7): Community buildings and surrounding space.
Proposed Use	Residential
Potential site capacity	61.172 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2,3,7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Contribution of the land to the leisure needs of the locality.
Time-scale	2006-2021
Sustainability Conclusion	Each site would require an impact assessment regarding community and leisure use.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Berkhamsted
Site Address	BC7a Manor Street; BE17 Kings Road; BE19 off High Street; BW1 Belton Road.
Area (ha)	0.424 ha
Current Use	Residential Area (1): Garage Courts/Public and Private Car Parking
Proposed Use	Residential
Potential site capacity	23.26 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2006-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Berkhamsted
Site Address	BC7 Manor Street; BC10 Lower Kings Road; BC12 Chapel Street (Area taken into account under RA(7)); BC32 St. John's Well Lane; BW2, 3 Stag Lane/High Street; BW5 High Street; BW8 Bulbourne House; BW16 High Street; BW23 Belton Road; BC30 St Katherine's Way; BE2 Victoria Road; BE7 Clarence Road; BE15 off High Street; N1 Alma Road/Duncombe Road; N4 Covert Road.
Area (ha)	8.015 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant.
Proposed Use	Residential
Potential site capacity	408.975 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2006-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Berkhamsted
Site Address	BC38 Bank Mill, Rose Cottage; N5 Lyme Avenue; N9 Chapel Crofts.
Area (ha)	0.818 ha
Current Use	Residential Area (3):Gardens
Proposed Use	Residential
Potential site capacity	31.905 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2006-2021
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Berkhamsted
Site Address	BC31 Springfield Road/St. Katherine's Way; BW15 High Street.
Area (ha)	01.45 ha
Current Use	Residential Area (4): Landscaped Amenity Space.
Proposed Use	Residential
Potential site capacity	51.118 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Localised impact on character of area.
Time-scale	2006-2011
Sustainability Conclusion	Part of the residential area in the settlement and thus considered as a more effective use of previously developed land.
Next steps recommended	Consider further through Site Allocation DPD. Progress to Preferred Options stage.

Site Reference	Various Sites, Berkhamsted
Site Address	BC12 Chapel Street (taken into account under RA(2); BE16 Charles Street; BW7 Park Street.
Area (ha)	0.696 ha
Current Use	Area (7): Community buildings and surrounding space.
Proposed Use	Residential
Potential site capacity	38.28 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2,3,7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Contribution of the land to the leisure needs of the locality.
Time-scale	2006-2021
Sustainability Conclusion	Each site would require an impact assessment regarding community and leisure use.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Berkhamsted
Site Address	BW9 Edgeworth House, Berkhamsted
Area (ha)	1.634 ha
Current Use	Residential Area (8): Part of garden.
Proposed Use	Residential
Potential site capacity	11.438 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	1, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Land relates to a listed building. River corridor runs through. Intensification of residential use needs to be handled sensitively because of the value of a magnificent part of the open land.
Time-scale	2011-2016
Sustainability Conclusion	Acceptable use of previously developed land (i.e. garden) because only a limited area is recommended for residential use, in order to protect river/flood plain, and character of the listed building.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options Stage.

Site Reference	Various sites, Tring
Site Address	TW8 Western Road/Miswell Lane; TW19 High Street; TC10 Silk Mill Way; TC13 Kingsley Walk; TE10 Carrington Place.
Area (ha)	1.787 ha
Current Use	Residential Area (1): Garage Courts/Public and Private Car Parking
Proposed Use	Residential
Potential site capacity	91.849 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2011-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Tring
Site Address	TW8 Western Road/Miswell Lane (Area taken into account under RA(1)); TW12 High Street; TW13 Harrow Yard; TW6 Western Road; TE8 Brook Street.
Area (ha)	0.392 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant land.
Proposed Use	Residential
Potential site capacity	20.828 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2006-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Tring
Site Address	TW4 King Street; TW7 Western Road; TW 27, 31, 32, 35, 40, 43 Tring Road; TW30 Station Road; TW42 Chapel Fields; TE9 Shugars Green
Area (ha)	3.116 ha
Current Use	Residential Area (3): Gardens.
Proposed Use	Residential
Potential site capacity	139.449 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2006-2021
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Tring
Site Address	TC10 Silk Mill Way, Tring
Area (ha)	Area taken into account under RA(1) – Garage courts etc.
Current Use	Residential Area (4): Landscaped Amenity Space.
Proposed Use	Residential
Potential site capacity	Already taken into account under RA(1)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Localised impact on character of area.
Time-scale	2006-2011
Sustainability Conclusion	Part of the residential area in the settlement and thus considered as a more effective use of previously developed land.
Next steps recommended	Consider further through Site Allocation DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Bovingdon
Site Address	BOV17 Hyde Meadows; BOV20 Hyde Lane; BOV30 Windsor close.
Area (ha)	0.405 ha
Current Use	Residential Area (1): Garage Courts/Public and Private Car Parking
Proposed Use	Residential
Potential site capacity	29.08 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2006-2016
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Bovingdon
Site Address	BOV46, 48 High Street; BOV2 Yew Tree Drive.
Area (ha)	0.458 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant.
Proposed Use	Residential
Potential site capacity	39.66 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2006-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Bovingdon
Site Address	BOV3 Church Street.
Area (ha)	0.507 ha
Current Use	Residential Area (3): Gardens
Proposed Use	Residential
Potential site capacity	21.801 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(b)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2011-2016
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Bovingdon
Site Address	BOV9 High Street.
Area (ha)	0.161 ha
Current Use	Residential Area (5): House and garden.
Proposed Use	Residential
Potential site capacity	10.95 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use through redevelopment.
Time-scale	2011-2016
Sustainability Conclusion	Reuses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Bovingdon
Site Address	BOV11 (Scout hut),14 St. Lawrence Close.
Area (ha)	0.707 ha
Current Use	Area (7): Community buildings and surrounding space.
Proposed Use	Residential
Potential site capacity	31.89 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2,3,7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Contribution of the land to the leisure needs of the locality.
Time-scale	2011-2016
Sustainability Conclusion	Each site would require an impact assessment regarding community and leisure use.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Aldbury
Site Address	ALD3 Stoneycroft Road, Aldbury
Area (ha)	0.346 ha
Current Use	Residential Area (1): Garage Courts public and private car parking
Proposed Use	Residential
Potential site capacity	17.473 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2011-2016
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Aldbury
Site Address	ALD1 Stocks Road/Toms Hill Road (Area taken into account under RA(7)); ALD4 Stoneycroft Road; ALD9 Trooper
Area (ha)	0.813 ha
Current Use	Residential Area (4): Landscaped amenity space
Proposed Use	Residential
Potential site capacity	50.671 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(d)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Localised impact on character of area.
Time-scale	2011-2021
Sustainability Conclusion	Part of the residential area in the settlement and thus considered as a more effective use of previously developed land.
Next steps recommended	Consider further through Site Allocation DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Aldbury
Site Address	ALD1 Stock's Road/Tom's Hill Road (area taken into account with RA(4)).
Area (ha)	Already taken into account under RA (4)
Current Use	Area (7): Community buildings and surrounding space.
Proposed Use	Residential
Potential site capacity	Already taken into account under RA (4)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2,3,7(a)
Affects key environmental designation(s)?	None
Key land use issues raised	Contribution of the land to the leisure needs of the locality.
Time-scale	2016-2021
Sustainability Conclusion	Each site would require an impact assessment regarding community and leisure use.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Kings Langley
Site Address	KL16 Great Park, Kings Langley
Area (ha)	0.242 ha
Current Use	Residential Area (1): Garage Courts/Public and Private Car Parking
Proposed Use	Residential
Potential site capacity	13.31 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(c)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2006-2011
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Kings Langley
Site Address	KL6 The Nap; KL10 Church Lane/Alexandra Road; KL21 off High Street; KL27 off Vicarage Lane; KL38 London Road
Area (ha)	2.126 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant.
Proposed Use	Residential
Potential site capacity	122.875 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2016-2021
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Kings Langley
Site Address	KL6 The Nap(Area taken into account under RA(2)); KL23 Common Lane; KL35 Vicarage Lane
Area (ha)	0.714 ha
Current Use	Residential Area (3): Gardens
Proposed Use	Residential
Potential site capacity	36.056 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7 (c)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2011-2016
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Kings Langley
Site Address	KL3 Coniston Road.
Area (ha)	0.398 ha
Current Use	Residential Area (4): Landscaped amenity space
Proposed Use	Residential
Potential site capacity	17.114 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(c).
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Localised impact on character of area.
Time-scale	2011-2016
Sustainability Conclusion	Part of the residential area in the settlement and thus considered as a more effective use of previously developed land.
Next steps recommended	Consider further through Site Allocation DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Markyate
Site Address	WA2 Cavendish Road; WA5 Old Vicarage Gardens; WA16 Park Close; WA27 Roman Way; WA38 Hicks Road.
Area (ha)	0.857 ha
Current Use	Residential Area (1): Garage courts/public and private car parking
Proposed Use	Residential
Potential site capacity	45.731 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(c).
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use. Effect of displaced parking.
Time-scale	2011-2016
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Markyate
Site Address	WA21 London Road; WA19 High Street.
Area (ha)	0.567 ha
Current Use	Residential Area (2): Business/Community Venues, ongoing and vacant.
Proposed Use	Residential
Potential site capacity	37.125 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(c).
Affects key environmental designation(s)?	None
Key land use issues raised	Redevelopment of non-residential uses.
Time-scale	2006-2011
Sustainability Conclusion	Previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Markyate
Site Address	WA4 Cavendish Road; WA13 The Coppins; WA14a,14b Pickford Road; WA18 Pickford Road.
Area (ha)	0.744 ha
Current Use	Residential Area (3): Gardens
Proposed Use	Residential
Potential site capacity	35.891 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2;3;7(c).
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use.
Time-scale	2006-2016
Sustainability Conclusion	Uses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

Site Reference	Various sites, Markyate
Site Address	WA30 High Street.
Area (ha)	0.322 ha
Current Use	Residential Area (5): House and garden.
Proposed Use	Residential
Potential site capacity	14.06 dwellings (taken from density mid-point)
Identified by	Urban Capacity Study
<i>Preliminary Site Assessment</i>	
Type of site	2, 3, 7 (a)
Affects key environmental designation(s)?	None
Key land use issues raised	Intensification of residential use through redevelopment.
Time-scale	2006
Sustainability Conclusion	Reuses previously developed land within residential area of settlement.
Next steps recommended	Consider further through Site Allocations DPD. Progress to Preferred Options stage.

MAPS OF SITES CONSIDERED

(not including urban capacity study sites)

**LISTED SEPERATELY DUE TO
SIZE OF FILES**

**MAPS OF URBAN CAPACITY
STUDY SITES**

**LISTED SEPERATELY DUE TO
SIZE OF FILES**