

Berkhamsted Castle Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
BC1	Bank Mill Lane	Pub, hotel is listed. Business Uses, Vacant D1 unit	Well maintained pub and business units with a lot of extra unused space. Good access to town centre. Surrounded by residential and open space uses.	0.17	A	No restrictions apparent	Flood risk	Potential to convert business site for residential. Site area reduced to 0.17 hectares to take account of flood risk	BC1		U	N
BC2	New Lodge Farm & Outbuildings	Residential and former farm buildings	Farmhouse with overgrown and inaccessible gardens. Good location close and accessible to town centre. Surrounded by residential, leisure, business and community uses.	1.789	A			'Greenfield' Housing Allocation Site (H36). Site size reduced from 1.789 as it lies within Flood Zone 3b. Subject to adopted development brief	BC2		U	N
BC3	George Street	Playground	Badly maintained local playground, surrounded by residential units		R			Overlooking issues, play facility. There are no known intentions to develop.	BC3			
BC4	McDougall Road	Car Park	Well kept and well used, surrounded by residential units and pub		R			Built out	BC4			
BC5	Cooper Way	Green fenced plot	Underused green space with residential units surrounding		R			Need for amenity open space . There are no known intentions to develop.	BC5			
BC6	Ravens Lane	Allocated housing site, built out	Apartment block with a lot of parking and courtyard space surrounded by residential, community and retail uses		R			Site is built out .	BC6			
BC7	Manor Street	Car parking, mobile day centre, vacant plot	Car parking and vacant space, surrounded by residential, community and retail uses. Good access to town centre		R	No restrictions apparent	No restrictions apparent	Built out	BC7			
BC7a	Manor Street	car parking and unused space			R	No restrictions apparent	No restrictions apparent	Built out	BC7a			
BC8	Lower Kings Road	Town centre car park	Well used town centre car park		R			Need to keep t/c car park. There are no known intentions to develop.	BC8			
BC9	Greenes Court	Garage Courts	Large well maintained and used block close to railway station and surrounded by residential and floodlit sports pitch		R			Well used, good condition . There are no known intentions to develop.	BC9			
BC10	Lower Kings Road	Vacant	Large vacant building with quality green space, close to town centre and railway station		R	No restrictions apparent	No restrictions apparent	Planning permission for mixed use. The Office building has been converted and extended to create 15 units. Site is affected by flood zone 2, 3a.	BC10			
BC11	Castle Street	Garage Courts and Parking Sheds			R			Built out	BC11			
BC12	Chapel Street	Scout Hall & Garage Works	Poorly maintained hall (boarded up), avg condition garage, surrounded by residential uses	0.06	A	No restrictions apparent	No restrictions apparent	Site is affected by flood zone 2, 3a	BC12			
BC13	Ivyhouse Lane/Meadway	2 large houses built in previous back gardens	Already built		R			Built out	BC13			

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						Policy constraints	Physical constraints					
BC14	Ivyhouse Lane	Crop Field	expansive site, active farmland, surrounded by residential		R			Rejected on Dacorum greenfield site suitability criteria	BC14			
BC15	Headlands Drive	Complete			R			Built out	BC15			
BC16	Castlegate Way	Dense woodland	Buffer behind existing residential		R			Mature trees	BC16			
BC17	Normandy Drive	Green space with trees	Green area surrounded by residential and playground.		R			Amenity open space	BC17			
BC18	Park Street	Garage Courts	next to large church gardens (NLUD) and residential		R	No restrictions apparent	No restrictions apparent	Need to keep existing garages. Site is affected by Flood Zone 3b.	BC18			
BC19	Berkhamsted Football Grounds				R			Open land designation in open space area. There are no known landowner intentions to develop.	BC19			
BC20	Greene Field Road	Rear of commercial units	Riverside issue	0.029	A	No restrictions apparent	Flood risk	Good town centre location, feasibility depending on servicing requirements of building behind. Site is affected by Flood Zone 2, 3a and 3b. Site has been reduced in size as it lies within flood risk zone 3b.	BC20		U	N
BC21	Water Lane	Car Park	Riverside issue		R			Need to keep t/c car park . There are no known intentions to develop.	BC21			
BC22	Greene Field Road	Pumphouse grounds	Riverside issue		R	No restrictions apparent	Flood risk	Pump house in active use	BC22			
BC23	Mill Street	Adlebert House?			R			Part of school .	BC23			
BC24	Lower Kings Road	Solicitor Car Park			R	No restrictions apparent	No restrictions apparent	Site is affected by Flood Zone 2, 3a and 3b. Retain parking.	BC24			
BC25	Church Lane	Derelict Showroom	covered in conversion from office		R			Conversion complete	BC25			
BC26	Castle Street	Church garden			R			Amenity and gradient issue.	BC26			
BC27	off High Street	Private Car Park			R			Access constraints. Retain parking.	BC27			
BC28	High Street	Kwik Fit			R			New employment building.	BC28			
BC29	Bridle Way	Green space with trees	Large corner site. Potential tree and amenity issue		R			Adjacent green buffer owned by HCC, part of green finger.	BC29			
BC30	St Katherine's Way	Vacant green space	Overgrown. Good potential corner site	0.117	A	No restrictions apparent	No restrictions apparent		BC30		U	N
BC31	Springfield Road/ St Katherine's Way	Vacant green space	Next to new residential build		R	Open Space	No restrictions apparent	Built out	BC31	16 units approved under 1826/02. U/c		
BC32	St John's Well Lane	Telephone Exchange			R	No restrictions apparent	No restrictions apparent	In active use	BC32			
BC33	St John's Well Lane	Car Park			R			Parking for recreation area. Retain parking.	BC33			

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						Policy constraints	Physical constraints					
BC34	off Station Road	Train Station Car Park	well used		R			Busy car park. There are no known intentions to develop.	BC34			
BC35	Bridge Water Road	Green space with trees	corner site close to train station		R			Space and amenity constraints.	BC35			
BC36	Bridge Water Road	side garden			R	No restrictions apparent	No restrictions apparent	Built out	BC36			
BC37	Station Road	Part of train station			R			Part of train station in active use	BC37			
BC38	Bank Mill (17) Rose Cottage	Existing housing		0.32	A	No restrictions apparent	Possible local character	Permission for 24 units	BC38	Planning application submitted for 24 flats (1983/07).		
BC39	Land north east of Admiral Way / Tortoiseshell Way	Housing			R			This is a strip of open space within a 1990's housing estate. It is directly above the tunnel of a mainline railway, therefore, development costs are likely to be significantly increased and development potentially unviable which is probably the reason that it has been left undeveloped.	BC39			
BC40	Berkhamsted FC, Broadwater	Football ground			R			Governors of Ashlyns School are agents/promoters, but do not own the site. As the ownership intention is not to develop the site for housing, it has been rejected.	BC40			
BC41	High Street/Water Lane	Foodstore, medium to small shop units with office and leisure above and public car park to rear.	Owners suggest the facility could be incorporated into an existing redevelopment scheme.	0.72	A		Flood risk	Site is partially in flood zones 2,3a and 3b. Site has been reduced in size to remove the area within flood zone 3b.	BC41		U	N
BC42	Manor Street	Berkhamsted Day Care Centre and Office	Developer intention exists	0.29	A				BC42		U	N
BC43	Site off Bank Mill Lane	Open land		2.32	A	Green Belt	Flood risk	Site lies within flood zones	BC43		G	N
BC44	110 High Street	Squash courts	Planning permission granted	0.15	A				BC44	Planning permission granted	U	N
BC 45	Land at Tunnel Fields	Open land	Planning permission granted	0.68	A				BC 45	Planning permission granted	G	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography
BC1			√			√		Part of the site lies upon open land and open space.	√								Site is affected by flood zone 2, 3a and 3b.
BC2	√							Part of site extends into Green Belt	√	√			√				Site is next to a listed building. Site is affected by flood zone 2, 3a and 3b.
BC3																	
BC4																	
BC5																	
BC6																	
BC7																	
BC7a																	
BC8																	
BC9																	
BC10																	
BC11																	
BC12									√	√							Within Conservation Area. In an area of archeological significance. Site is affected by flood zone 2, 3a
BC13																	
BC14																	
BC15																	
BC16																	
BC17																	
BC18																	
BC19																	
BC20			√	√		√		Within Town Centre. Next to a designated shopping area. Site next to open land and open space.	√	√							Within conservation area. In an area of archeological significance. Site is affected by flood zone 2, 3a and 3b.
BC21																	
BC22																	
BC23																	

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
BC24																		
BC25																		
BC26																		
BC27																		
BC28																		
BC29																		
BC30																		In an area of archeological significance.
BC31																		
BC32																		
BC33																		
BC34																		
BC35																		
BC36																		
BC37																		
BC38			✓			✓		Part of the site is on open land and open space.	✓	✓								Site next to a listed building. On edge of flood zone 2.
BC39																		
BC 40																		
BC 41						✓		Site is designated for shopping. Site designated as major shopping frontage.	✓	✓								Site is in conservation area. Site is in an area of archeological significance. Site is partially in flood zones 2,3a and 3b.
BC 42										✓								Site is in conservation area. Site is in an area of archeological significance.
BC 43	✓							Site is in green belt.	✓									Site is in flood zones 2, 3a and 3b.
BC 44								Planning permission granted										
BC 45								Planning permission granted										

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BC1	Bank Mill Lane	0.17	4	1	2	1	Case study 4 applied due to listing, flooding issue and conversion potential	BC1
BC2	New Lodge Farm & Outbuildings	1.789	2	61	109	85	Subject to adopted development brief (50-54 units)	BC2
BC3	George Street							BC3
BC4	McDougall Road							BC4
BC5	Cooper Way							BC5
BC6	Ravens Lane							BC6
BC7	Manor Street							BC7
BC7a	Manor Street							BC7a
BC8	Lower Kings Road							BC8
BC9	Greenes Court							BC9
BC10	Lower Kings Road							BC10
BC11	Castle Street							BC11
BC12	Chapel Street	0.06	13	6	9	7		BC12
BC13	Ivyhouse Lane/Meadway							BC13
BC14	Ivyhouse Lane							BC14
BC15	Headlands Drive							BC15
BC16	Castlegate Way							BC16
BC17	Normandy Drive							BC17
BC18	Park Street							BC18
BC19	Berkhamsted Football Grounds							BC19
BC20	Greene Field Road	0.029	10	1	2	1		BC20
BC21	Water Lane							BC21
BC22	Greene Field Road							BC22
BC23	Mill Street							BC23
BC24	Lower Kings Road							BC24
BC25	Church Lane							BC25
BC26	Castle Street							BC26
BC27	off High Street							BC27
BC28	High Street							BC28
BC29	Bridle Way							BC29
BC30	St Katherine's Way	0.117	11	4	9	6		BC30
BC31	Springfield Road/ St Katherine's Way							BC31
BC32	St John's Well Lane							BC32
BC33	St John's Well Lane							BC33
BC34	off Station Road							BC34
BC35	Bridge Water Road							BC35
BC36	Bridge Water Road							BC36
BC37	Station Road							BC37
BC38	Bank Mill (17) Rose Cottage	0.32	N/A	24	24	24		BC38
BC39	Land north east of Admiral Way / Tortoiseshell Way							BC39
BC40	Berkhamsted FC, Broadwater							BC40
BC41	High Street/Water Lane	0.72	9	30	68	49		BC41
BC42	Manor Street	0.29	9	12	28	20		BC42
BC43	Site off Bank Mill Lane	2.32	14	77	123	100		BC43

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
BC44	110 High Street	0.15	N/A	12	12	12	12 is the net figure resulting from permission. 13 units granted permission, but 1 lost.	BC44
BC 45	Land at Tunnel Fields	0.68	N/A	16	16	16		BC 45

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)		Phasing (0-5, 6-10, 11-15, 15+)	
BC1				H-M	L	M-H	No phasing	Vacant business units with a lot of extra unused space. Good access to town centre. Surrounded by residential and open space uses. Potential to convert buildings for residential, although listed. Developer intention unknown.
BC2				M	H	H	0-5 years	'Greenfield' Housing Allocation Site (H36). House with overgrown and inaccessible gardens. Demolition costs. Good location close and accessible to town centre. Surrounded by residential, leisure, business and community uses. Developer intention exists.
BC3								
BC4								
BC5								
BC6								
BC7								
BC7a								
BC8								
BC9								
BC10								
BC11								
BC12				M	M-L	M	No phasing period	Poorly maintained hall (boarded up), avg condition garage, surrounded by residential uses. Attractive to local housebuilder but developer intention unknown.
BC13								
BC14								
BC15								
BC16								
BC17								
BC18								
BC19								
BC20				M-L	M-L	M	No phasing	Good town centre location, feasibility depending on servicing requirements of building behind. Attractive to local or regional housebuilder. Developer intention unknown.
BC21								
BC22								
BC23								
BC24								
BC25								

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BC26								
BC27								
BC28								
BC29								
BC30	Single	None		L	M	M	No phasing period	This is a small triangular area of grassland within a 1970's housing estate. Redevelopment of this site would constitute a loss of open space and a change in the character of the area, therefore there may be planning policy objections on this basis. There may also be local objections to the loss of open space within the estate. The topography of the site would increase development costs. However, subject to these issues being resolved, this site could form a small infill development site that would be attractive to local and regional housebuilders.
BC31								
BC32								
BC33								
BC34								
BC35								
BC36								
BC37								
BC38				M	H	M	0-5	Permission for 24 units now granted and developemnt expected to commence soon.
BC39								
BC40								
BC41	Single	None		M	L	M	6-10 years	This is a foodstore, as well as medium to small shop units with office and leisure above and public car park to rear. Mixed use shopping proposal in local plan (S1). Site is in multiple ownership and would require landowners to work in partnership to bring forward site. There may be costs associated with buying out existing tenants/businesses. There is an adopted concept statement for the site but no developer intention. The concept statement refers to the creation of 54 units above commercial space.

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									This is an adult care services building in the town centre with residential nearby. This site is currently being marketed as a development site by Lambert Smith Hampton - 01442 266 691. Redevelopment of this site will require the demolition of the existing building, however, it is currently being marketed and therefore is likely to come forward for development in the short-term. There may be planning policy issues in relation to the loss of the existing use which would need to be provided elsewhere.
BC42	Single			M-L	M-H	M-H	0-5 years		
BC 43				M	M-H	M-H	6-10 years		Large greenfield site on existing urban edge. Developer intention exists.
BC 44				M	M-H	H	0-5 years		Permission granted
BC 45				M	M-H	H	0-5 years		Permission granted

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
BC1	Bank Mill Lane	0.17	4	U	N									1	2		BC1
BC2	New Lodge Farm & Outbuildings	1.79	2	U	N	61	109										BC2
BC3	George Street																BC3
BC4	McDougall Road																BC4
BC5	Cooper Way																BC5
BC6	Ravens Lane																BC6
BC7	Manor Street																BC7
BC7a	Manor Street																BC7a
BC8	Lower Kings Road																BC8
BC9	Greenes Court																BC9
BC10	Lower Kings Road																BC10
BC11	Castle Street																BC11
BC12	Chapel Street	0.06	13	U	N									6	9		BC12
BC13	Ivyhouse Lane/Meadway																BC13
BC14	Ivyhouse Lane																BC14
BC15	Headlands Drive																BC15
BC16	Castlegate Way																BC16
BC17	Normandy Drive																BC17
BC18	Park Street																BC18
BC19	Berkhamsted Football Grounds																BC19
BC20	Greene Field Road	0.03	10	U	N									1	2		BC20
BC21	Water Lane																BC21
BC22	Greene Field Road																BC22
BC23	Mill Street																BC23
BC24	Lower Kings Road																BC24
BC25	Church Lane																BC25
BC26	Castle Street																BC26
BC27	off High Street																BC27
BC28	High Street																BC28
BC29	Bridle Way																BC29
BC30	St Katherine's Way	0.12	11	U	N									4	9		BC30
BC31	Springfield Road/ St Katherine's Way																BC31
BC32	St John's Well Lane																BC32
BC33	St John's Well Lane																BC33
BC34	off Station Road																BC34
BC35	Bridge Water Road																BC35
BC36	Bridge Water Road																BC36
BC37	Station Road																BC37
BC38	Bank Mill (17) Rose Cottage	0.32	N/A	U	N	24	24										BC38
BC39	Land north east of Admiral Way / Tortoiseshell Way																BC39
BC40	Berkhamsted FC, Broadwater																BC40
BC41	High Street/Water Lane	0.72	9	U	N			30	68								BC41
BC42	Manor Street	0.29	9	U	N	12	28										BC42
BC43	Site off Bank Mill Lane	2.32	14	G	N			77	123								BC43
BC44	110 High Street	0.15	N/A	U	N	12	12										BC44
BC45	Land at Tunnel Fields	0.68	N/A	G	N	16	16										BC45
			Total Urban			109	173	30	68	0	0	0	0	13	20		

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			Total Greenfield			16	16	77	123	0	0	0	0	0	0		
			Total >5ha			0	0	0	0	0	0	0	0	0	0		
			Total			125	189	106	191	0	0	0	0	13	20		