

Berkhamsted East 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					
BE1	Lombardy Drive	Green Space	Large green space surrounded by residential units		R			Site is used as amenity green space and has TPOs.	BE1			
BE2	Victoria Road	Yard?	Land at rear of residential, commercial and retail units, surrounded by residential		R	No restrictions apparent	No restrictions apparent	Built out.	BE2			
BE3	Three Close Lane	Leisure and Residential	Housing Allocation site, already built with bar incorporated		R			Built out.	BE3			
BE4	Hilltop Road	Green Space	Densley wooded green area backed by playing fields. Surrounded by residential area		R			Mature trees on site. Used as amenity space. There are no known intentions to develop.	BE4			
BE5	St Edmunds	Green Space	Green space in front of flats with trees. Surrounded by residential		R			Used as amenity space.	BE5			
BE6	Plover Close	Green Space	Green space in front of flats with trees. Surrounded by residential		R			Site is amenity open space. There are no known intentions to develop.	BE6			
BE7	Clarence Road	Car Park/ Depot/ Business	Good location, surrounded by school, residential, retail and community uses	0.316	A	No restrictions apparent (link with BE15)	No restrictions apparent (link with BE15)	In current use, but future likelihood of moving depot (link with BE15)	BE7		U	N
BE8	Cowper Road	Car Park	Well used private car park for community facility, surrounded by commercial, office and residential use		R			Well used/busy car park.	BE8			
BE9	off High Street (123)	Car Parking			R			Site has access issues and is well-used for parking.	BE9			
BE10	Rectory Lane	Car Parking			R			Well used car park.	BE10			
BE11	Rectory Lane	Car Parking			R			Well used car park.	BE11			
BE12	Chesham Road	Sports Ground		0.052	A	No restrictions apparent	No restrictions apparent		BE12		U	N
BE13	Chesham Road	Army Cadet Force Hall			R			Retain community/social facilities.	BE13			
BE14	off Chesham Road (Deans Lawn)	Green Space			R			Narrow site, mature trees. Amenity value. There are no known intentions to develop.	BE14			
BE15	off High Street (163)	Garage, Works, etc		0.096	A	No restrictions apparent (link with BE7)	No restrictions apparent (link with BE7)	Restricted access unless combined with BE7	BE15		U	N
BE16	Charles Street	Egerton School	design case study applied as will not fit into any conversion category	0.099	A	No restrictions apparent	No restrictions apparent	Suggested through past consultation process, becoming available for redevelopment - possible conversion	BE16	Subject to school achieving improvements to the Durrants Lane campus.	U	N
BE17	Kings Road	Garage & Bank Car Park			R	No restrictions apparent	No restrictions apparent	Mature trees. Narrow site. Used for town centre car parking.	BE17			
BE18	off High Street	Police Station Parking			R			Unlikely to be potential to reduce this parking provision. There are no known intentions to develop.	BE18			

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BE19	off High Street	Bank Car Parking			R	No restrictions apparent	No restrictions apparent	Large town centre location, used for car parking.	BE19			
BE20	Park View Road	Office Car Parking			R			Well used carpark.	BE20			
BE21	Kitsbury Road	garages and parking			R			Overlooking issues, parking well used. There are no known intentions to develop.	BE21			
BE22	Cross Oak Road	Parking rear of high street			R	No restrictions apparent	No restrictions apparent	Very busy car park in use	BE22			
BE23	Land south of Hall Park / east of Swing Gate Lane	Leisure	Relocation of Berkhamsted FC and community recreational facilities.		R			Fails on Dacorum Greenfield Suitability criteria	BE23			
BE24	Land to west of Ashlyns Lodge, on Chesham Road	Open land		0.5391	R			Site is owned by Legal and General and is being promoted by Savills. Site rejected on greenfield site suitability criteria.	BE24		G	N
BE25	Land surrounding Ashlyns Hall	Open land		13.16	R			Site is owned by Legal and General and is being promoted by Savills. Site rejected on greenfield site suitability criteria.	BE25		G	Y
BE26	Land to east of Ashlyns Lodge	Open Land			R			Fails on Dacorum Greenfield Suitability criteria	BE26			
BE27	Ashlyns School & Thomas Coram School	Playing fields and open land adjacent to but not including school buildings		1.52	A	Listed building, Green Belt		Ashlyns School is listed.	BE27		G	Y
BE28	1 Park View Road	Vacant land		0.06	A			Permission granted	BE28	Permission granted	U	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
BE1																	
BE2																	
BE3																	
BE4																	
BE5																	
BE6																	
BE7		√			√			Site touches on to an area of open land. In Town Centre.			√				√	√	In Conservation Area. In an area of archeological significance. Sloping nature of site could increase development cost. Public right of way on site.
BE8																	
BE9																	
BE10																	
BE11																	
BE12					√			In Town Centre.			√						In Conservation Area. In an area of archeological significance.
BE13																	
BE14																	
BE15					√			In Town Centre.			√			√	√		In Conservation Area. In area of archeological significance. Access issues. Sloping nature of site could increase development cost.
BE16											√			√	√		In Conservation Area. access issues. Sloping nature of site could increase development cost. Doctors surgery on site.
BE17																	
BE18																	
BE19																	
BE20																	
BE21																	
BE22																	

Site Ref.	Policy Constraints								Physical Constraints									
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BE24																		
BE25																		
BE26																		
BE27	√					√		In green belt. Site is within open space.										
BE28								Permission already 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		
BE1	Lombardy Drive							BE1
BE2	Victoria Road							BE2
BE3	Three Close Lane							BE3
BE4	Hilltop Road							BE4
BE5	St Edmunds							BE5
BE6	Plover Close							BE6
BE7	Clarence Road	0.316	5	12	20	16		BE7
BE8	Cowper Road							BE8
BE9	off High Street (123)							BE9
BE10	Rectory Lane							BE10
BE11	Rectory Lane							BE11
BE12	Chesham Road	0.052	9	2	5	4		BE12
BE13	Chesham Road							BE13
BE14	off Chesham Road (Deans Lawn)							BE14
BE15	off High Street (163)	0.096	9	4	9	7		BE15
BE16	Charles Street	0.099	11	4	7	5		BE16
BE17	Kings Road							BE17
BE18	off High Street							BE18
BE19	off High Street							BE19
BE20	Park View Road							BE20
BE21	Kitsbury Road							BE21
BE22	Cross Oak Road							BE22
BE23	Land south of Hall Park / east of Swing Gate Lane							BE23
BE24	Land to west of Ashlyns Lodge, on Chesham Road							BE24
BE25	Land surrounding Ashlyns Hall							BE25
BE26	Land to east of Ashlyns Lodge							BE26
BE27	Ashlyns School & Thomas Coram School	1.52	14	50	81	65		BE27
BE28	1 Park View Road	0.06	N/A	5	5	5		BE28

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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+)	
BE1								
BE2								
BE3								
BE4								
BE5								
BE6								
BE7	Multiple ownership and possible leasehold interests in the site.	None		M	M	M	No phasing	An existing commercial site at the end of a residential cul-de-sac. Development of this site would require the demolition of existing buildings which consist of a range of semi-derelict sheds and barns alongside one or two occupied period office buildings. There is also a significant amount of car parking. Redevelopment would require the relocation of current occupiers. Access to the site is poor and would need to be improved in order to facilitate any high density development. Access will be the main barrier to delivery.
BE8								
BE9								
BE10								
BE11								
BE12	Single	None		L	L	M-H	No phasing	This is a playing court for St John's School. Redevelopment of this site would constitute the loss of school facilities. There may be planning policy objections in relation to the loss of play space. There may also be local objections. Redevelopment of this site would be subject to it being brought forward by the school. Currently no access to the site and access would need to be provided. Subject to these issues being resolved, then it would constitute a relatively attractive development site and form part of the town centre development, however, it is unlikely to come forward for redevelopment in the short-term.
BE13								
BE14								
BE15	Multiple and have leasehold interests			M	M	M	No phasing period	This is a small area of garages and parking and commercial properties to the rear of the main road. This site would have to be brought forward in conjunction with site BE7 in order to provide it with vehicular access. Access will be the main barrier to delivery.

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								This is part of a row of terraced Victorian houses that is currently being used as a school. There is little opportunity to increase density on site from what is existing and therefore viability is unlikely to facilitate redevelopment. If the existing use can be relocated then there may be an opportunity to convert the school back into housing. However, viability will still not create an attractive development option. Developer intention exists.
BE16	Single	None		M-H	L	M	6-10 years	
BE17								
BE18								
BE19								
BE20								
BE21								
BE22								
BE23								
BE24								
BE25								
BE26								
								There is intention to develop around the grounds of Ashlyns School sufficient to secure enabling development for sports facilities. The school would remain. Design would have to be sensitive to the setting of a listed building. This is reflected in the phasing period. This would be an attractive site for a national housebuilder and would constitute a partially brownfield extension to the existing urban area.
BE27	Single			M-H	M	M-H	6-10 years	
BE28				M-H	M	H	0-5 years	Has permission already

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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		
BE1	Lombardy Drive																BE1
BE2	Victoria Road																BE2
BE3	Three Close Lane																BE3
BE4	Hilltop Road																BE4
BE5	St Edmunds																BE5
BE6	Plover Close																BE6
BE7	Clarence Road	0.316	5	U	N									12	20		BE7
BE8	Cowper Road																BE8
BE9	off High Street (123)																BE9
BE10	Rectory Lane																BE10
BE11	Rectory Lane																BE11
BE12	Chesham Road	0.052	9	U	N									2	5		BE12
BE13	Chesham Road																BE13
BE14	off Chesham Road (Deans Lawn)																BE14
BE15	off High Street (163)	0.096	9	U	N									4	9		BE15
BE16	Charles Street	0.099	11	U	N			4	7								BE16
BE17	Kings Road																BE17
BE18	off High Street																BE18
BE19	off High Street																BE19
BE20	Park View Road																BE20
BE21	Kitsbury Road																BE21
BE22	Cross Oak Road																BE22
BE23	Land south of Hall Park / east of Swing Gate Lane																BE23
BE24	Land to west of Ashlyns Lodge, on Chesham Road																BE24
BE25	Land surrounding Ashlyns Hall																BE25
BE26	Land to east of Ashlyns Lodge																BE26
BE27	Ashlyns School & Thomas Coram School	1.52	14	G	Y			50	81								BE27
BE28	1 Park View Road	0.06	N/A	U	N	5	5										BE28
					Total Urban	5	5	4	7	0	0	0	0	18	34		
					Total Greenfield	0	0	50	81	0	0	0	0	0	0		
					Total >5ha	0	0	50	81	0	0	0	0	0	0		
					Total	5	5	54	88	0	0	0	0	18	34		