

Berkhamsted West 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					
BW1	Belton Road	Garage Courts	Poorly maintained, large site		R			Site affected by flood risk zone 2, 3a and 3b. Garage use most suitable.	BW1			
BW2	Stag Lane/ High Street	Vacant land and industrial sheds	Large site, surrounded by residential, industrial and commercial uses. Good access to main road		R			Under construction	BW2			
BW3	Stag Lane/ High Street	Warehouse	Active warehouse surrounded by residential, light industrial and commercial uses. Good access to main road	0.485	A			previous discussions to develop. Consider as same site as BW20 and BW21	BW3	14 units refused on part of site (S Dell and Sons) under 2157/07.	U	N
BW4	High Street	Scout Hall	On main road, in good condition		R			Community use . There are no known intentions to develop.	BW4			
BW5	High Street	Boarded site			R			Built out	BW5			
BW6	High Street	Petrol station	On main road, petrol station being refurbished	Combine with BW5	R			Being developed as retirement apartments, see BW5	BW6			
BW7	Park Street	Large church garden	Large church gardens, easy access from High Street, surrounded by residential	0.1487	A			NLUD identified dependent on BC18 coming forward. Site affected by flood risk zone 2, 3a and 3b. Site has been reduced in size from 0.597 as it lies within flood risk zone 3b.	BW7		U	N
BW8	Bulbourne House, High Street	Vacant office building	Good access to main road, surrounded by car showroom and works		R			Under construction	BW8			
BW9	High Street (behind Edgeworth House)	Green space with river running through	Large site, quality open space, riverside location, next to residential area and close to main road		R			Site affected by flood risk zone 2, 3a and 3b. Mature trees and amenity value of existing site.	BW9			
BW10	Dorset Close	Garage Courts and Green Space	Poorly maintained but evidence of use, to rear of residential		R			Amenity space and garages used . There are no intentions to develop.	BW10			
BW11	Verney Close	Garage Courts	To rear of residential. Parking occurs on road garage courts in average condition.		R			Access poor and in use for parking	BW11			
BW12	Shootersway	Housing Allocation, built out	Large detached property at edge or urban area		R			Built out	BW12			
BW13	The Spinney	Rear garden of large property	Surrounded by residential and woodland		R			TPOs, mature trees, amenity value.	BW13			
BW14	The Spinney	Dense woodland	Surrounded by residential		R			Site has mature trees and amenity value	BW14			
BW15	Denny's Lane	Green area between road and residential	Buffer between housing and busy road. Planning application in		R			Built out	BW15			
BW16	High Street	Majestic Wine Warehouse	Large site close to town centre	0.179	A				BW16	Site being used as a wine warehouse.	U	N
BW17	off High Street	Works	large site, some activity		R			Merged into BW3	BW17			
BW18	Gossom's End	Empty engineering works			R			Site affected by flood risk zone 2, 3a and 3b.	BW18			
BW19	Gossom's End	Pub			R			Pub is currently in use. There are no known intentions to develop.	BW19			

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						Policy constraints	Physical constraints					
BW20	High Street	Empty engineering works	Merged into BW3		R			Merged into BW3	BW20			
BW21	High Street	Laundry Works and parking	Merged into BW3		R			Merged into BW3	BW21			
BW22	Hospice of St Francis, 27 Shrublands Road				R			Under construction	BW22			
BW23	Belton Road	Warehouse			R			Built out	BW23			
BW24	BFI, Kingshill Way	National film conservation and archiving centre		3.166	A	Listed building		Developer intention exists	BW24		U	N
BW25	Hanburys, Shootersway	House and associated open land		1.62	A			Mr & Mrs Brightman are site owners.	BW25		G	N
BW26	Land off Shootersway	Open land		4.616	A			Dependant on BW25 gaining planning permission. Site is owned by Legal and General and is being promoted by Savills.	BW26		G	N
BW27	Brickhill Green (off Shootersway)	Open land			R			Fails on Dacorum Greenfield Suitability Criteria	BW27			
BW28	Site to the west of Hanburys, Shootersway	Playing fields			R			Fails on Dacorum Greenfield Suitability Criteria	BW28			
BW29	The Old Orchard, Shootersway	Residential dwelling		0.1814	A	Green Belt			BW29		U	N
BW30	Land to east of BFI	Dwellings and cemetery		3.705	A	Area of archeological significance, Green Belt		Area of archeological significance covers much of the site.	BW30		G	N
BW31	Playing fields off Chesham Road	Playing fields			R			Fails on Dacorum Greenfield Suitability Criteria	BW31			
BW32	Blegberry Gardens	Housing estate			R			Built out	BW32			
BW33	Open land off Shootersway (next to Blegberry Gardens)	Open land		3.578	A	Green Belt			BW33		G	N
BW34	Hospice of St Francis and Blue Mist	Convent		0.35	A			Has planning permission	BW34	Has planning permission	U	N
BW 35	Chilterns, Stoney Close	Housing		0.45	A			Has planning permission	BW 35	Has planning permission	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	Additional Comments
BW1																		
BW2																		
BW3					√			Site is designated as conversion of employment land to residential.		√								Next to listed building. In an area of archeological significance.
BW4																		
BW5																		
BW6																		
BW7		√				√		Edge of site is on open land and open space.	√	√								Partially in Conservation Area. In an area of archeological significance. Site affected by flood risk zone 2, 3a and 3b.
BW8																		
BW9																		
BW10																		
BW11																		
BW12																		
BW13																		
BW14																		
BW15																		
BW16			√					Site is on a General Employment Area.	√	√		√						In an area of archeological significance. Edge of site affected by flood risk zone 2, 3a. Site is affected by a TPO.
BW17																		
BW18																		
BW20																		

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
BW21																			
BW22																			
BW23																			
BW24	√							In green belt.		√								Listed building on site. Partially in an area of archeological significance.	
BW25	√							In green belt.											
BW26	√							In green belt.											
BW27	√							In green belt.	√	√								In a wildlife site. Partially in an area of archeological significance.	
BW28										√								Land surrounds listed buildings	
BW29	√							In green belt.											
BW30	√							In green belt.	√	√								Partially in an area of archeological significance. Eastern edge of site touches into a Wildlife Site.	
BW31																			
BW32																			
BW33	√							In green belt.	√	√								Eastern edge of site touches into a wildlife site. In an area of archeological significance.	
BW34								Planning permission granted											
BW35								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		
BW1	Belton Road							BW1
BW2	Stag Lane/ High Street							BW2
BW3	Stag Lane/ High Street	0.485	11	18	35	27		BW3
BW4	High Street							BW4
BW5	High Street							BW5
BW6	High Street							BW6
BW7	Park Street	0.1487	11	6	11	8		BW7
BW8	Bulbourne House, High Street							BW8
BW9	High Street (behind Edgeworth House)							BW9
BW10	Dorset Close							BW10
BW11	Verney Close							BW11
BW12	Shootersway							BW12
BW13	The Spinney							BW13
BW14	The Spinney							BW14
BW15	Denny's Lane							BW15
BW16	High Street	0.179	19	8	32	20		BW16
BW17	off High Street							BW17
BW18	Gossom's End							BW18
BW19	Gossom's End							BW19
BW20	High Street							BW20
BW21	High Street							BW21
BW22	Hospice of St Francis, 27 Shrublands Road							BW22
BW23	Belton Road							BW23
BW24	BFI, Kingshill Way	3.166	14	104	168	136		BW24
BW25	Hanburys, Shootersway	1.62	14	53	86	70		BW25
BW26	Land off Shootersway	4.616	14	152	245	198		BW26
BW27	Brickhill Green (off Shootersway)							BW27
BW28	Site to the west of Hanburys, Shootersway							BW28
BW29	The Old Orchard, Shootersway	0.1814	14	6	10	8		BW29
BW30	Land to east of BFI	3.705	14	122	196	159		BW30
BW31	Playing fields off Chesham Road							BW31
BW32	Blegberry Gardens							BW32
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	14	118	190	154		BW33
BW34	Hospice of St Francis and Blue Mist	0.35	N/A	16	16	16		BW34
BW 35	Chilterns, Stoney Close	0.45	N/A	12	12	12		BW 35

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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+)	
BW1								
BW2								
BW3	Multiple		M	M	M-H	M	0-5 years	This is a site occupied by a number of industrial and commercial properties. The majority of the commercial premises are currently vacant. Planning policy encourages the loss of employment to housing. There may be increased development costs due to land remediation following the current commercial uses. The adjacent site is currently under construction for flats by Bellway. There is developer interest.
BW4								
BW5								
BW6								
BW7				L	M	H	No phasing period	This is an open field to the rear of a 1960s church. It is currently underused. Development costs are likely to be low. Good town centre location. Owners intentions unknown.
BW8								
BW9								
BW10								
BW11								
BW12								
BW13								
BW14								
BW15								

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									This is a corner site occupied by Majestic Wine Warehouse. It incorporates a two storey building and associated car parking. The car parking and building are currently being extended in relation to its existing use. The site looks to be in active use. There is likely to be planning policy objections in relation to the loss of existing use. The site is being extended for its existing use and therefore redevelopment for residential is unlikely to be viable in the short term.
BW16	Single, however, there may be leasehold interests in the site.	None		M-H	L-M	M	No phasing period		
BW17									
BW18									
BW19									
BW20									
BW21									
BW22									
BW23									
BW24				M-H	M-L	M-H	6-10 years		Listed buildings with substantial, unsympathetic modern extension (not listed). Potential exists for redevelopment of modern extension and conversion of listed buildings. Demolition costs would be high. Site is on the edge of the urban area and would constitute brownfield development. Access is not a problem. Developer intention exists. This site would be attractive to a regional or a national housebuilder.
BW25	Single	None		L	M	M-H	6-10 years		This is a large detached house in large grounds on the edge of Berkhamsted town. It would be an urban extension and there may be mature trees on site. Access to the site would need to be improved. Developer intention exists.

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								This is a large area of open space to the rear of site BW25. Access to the site was not possible. It could only be brought forward for redevelopment if an access can be provided to it through site BW25 and if surrounding sites are developed first (sequential development). It borders the dual-carriageway to the south. Developer intention exists.
BW26	Single			L	L-M	M-H	16-20 years	
BW27								
BW28								
BW29				M	M-L	H	No phasing	House called the Old Orchard. Demolition costs would be medium. Site is on the edge of the urban area and would constitute brownfield development. Access is not a problem. This site would be attractive to a local housebuilder. While part of Be/h2 no developer interest exists at present and not part of Legal and General land interest.
BW30				L	M	M-H	No phasing	This is a large area of open space to the east of site BW24. Access to the site was not possible. Development costs would be low and access would not be a problem- from Kingshill Way. However, it may be dependent on neighbouring sites being developed first in sequential terms. It borders the dual-carriageway to the south. While part of Be/h2 no developer interest exists at present and not part of Legal and General land interest.
BW31								
BW32								

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BW33			M	M-H	M-H	0-5	This is a large area of open space at the southwest of the urban area. Access to the site was not possible. Development costs would be low and access would not be a problem- from Shootersway. Mature trees on a portion of the site may need to be retained. It borders the dual-carriageway to the south. Developer intention exists.
BW34			M	M	H	0-5	Planning permission granted
BW 35			M	M	H	0-5	Planning 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		
BW1	Belton Road																BW1
BW2	Stag Lane/ High Street																BW2
BW3	Stag Lane/ High Street	0.485	11	U	N	18	35										BW3
BW4	High Street																BW4
BW5	High Street																BW5
BW6	High Street																BW6
BW7	Park Street	0.1487	11	U	N									6	11		BW7
BW8	Bulbourne House, High Street																BW8
BW9	High Street (behind Edgeworth House)																BW9
BW10	Dorset Close																BW10
BW11	Verney Close																BW11
BW12	Shootersway																BW12
BW13	The Spinney																BW13
BW14	The Spinney																BW14
BW15	Denny's Lane																BW15
BW16	High Street	0.179	19	U	N									8	32		BW16
BW17	off High Street																BW17
BW18	Gossom's End																BW18
BW19	Gossom's End																BW19
BW20	High Street																BW20
BW21	High Street																BW21
BW22	Hospice of St Francis, 27 Shrublands Road																BW22
BW23	Belton Road																BW23
BW24	BFI, Kingshill Way	3.166	14	U	N			104	168								BW24
BW25	Hanburys, Shootersway	1.62	14	G	N			53	86								BW25
BW26	Land off Shootersway	4.616	14	G	N							152	245				BW26
BW27	Brickhill Green (off Shootersway)																BW27
BW28	Site to the west of Hanburys, Shootersway																BW28
BW29	The Old Orchard, Shootersway	0.1814	14	U	N									6	10		BW29
BW30	Land to east of BFI	3.705	14	G	N									122	196		BW30
BW31	Playing fields off Chesham Road																BW31
BW32	Blegberry Gardens																BW32
BW33	Open land off Shootersway (next to Blegberry Gardens)	3.578	14	G	N	118	190										BW33
BW34	Hospice of St Francis and Blue Mist	0.35	N/A	U	N	16	16										BW34
BW 35	Chilterns, Stoney Close	0.45	N/A	U	N	12	12										BW 35
						Total Urban	46	63	104	168	0	0	0	0	20	53	
						Total Greenfield	118	190	53	86	0	0	152	245	122	196	
						Total >5ha	0	0	0	0	0	0	0	0	0	0	
						Total	164	253	158	254	0	0	152	245	142	249	