

Hemel Hempstead Central 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					
HHC1	Wolsey Road	Retail unit	surrounded by car park, rear of town centre frontage, residential upstairs.		R			Active/busy retail use	HHC1			
HHC2	Marlowes	market office, empty?, car park	surrounded by cinema, rear of town centre with residential upstairs		R			Merged into HHC74	HHC2	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC3	Combe Street	vacant	surrounded by library, police station, retail, offices and cinema		R			Merged into HHC74	HHC3	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC4	Midland Road	green space surrounded by residential	surrounded by residential		R			Site has amenity value.	HHC4			
HHC5	Dacorum College Car Park	car parking	surrounded by college, council buildings, green space and council buildings		R			Merged into HHC74	HHC5	Site referred to as Waterhouse Square. Development is being progressed as a masterplan through Thornfields.		
HHC6	Templemead	green space surrounded by residential	surrounded by residential and open space		R			Site has amenity value.	HHC6			
HHC7	Bury Road	garage and car restoration works	surrounded by residential and main road. Close to new housing	0.153	A			Subject of planning application, H9 allocation	HHC7	Planning application expired. No activity since then.	U	N
HHC8	Bury Road, Gadebury elderly persons home	large building and outside space	surrounded by residential, college, council offices and main road.		R			Built out	HHC8			
HHC9	Bury Road	grass verge	surrounded by college and council buildings		R			Space constraints.	HHC9			
HHC10	Mayflower Avenue	green space, car parking	surrounded by residential and Jehovah's witness building. Gradient issues		R			Retain community facilities and amenity of area.	HHC10			
HHC11	Adeyfield Road	engineering works	surrounded by residential, open space and pub		R			Built out.	HHC11			
HHC12	Park Road	car parking			R			Retain well used car park	HHC12			

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						Policy constraints	Physical constraints					
HHC13	Park Road	Space surrounding sport centre			R			Retain for existing/future sports centre use	HHC13			
HHC14	Vicarage Close	rear gardens	good access from existing road		R			Close to town centre, large site. Rear gardens rejected under DBC guidance.	HHC14			
HHC15	Heath Lane	residential under construction	apartments incomplete		R			Under construction	HHC15			
HHC16	Cotterells Hill	garage courts	in poor condition		R			Retain for parking space	HHC16			
HHC17	Collett Road	front gardens and vacant space	vacant space inaccessible, good road frontage, current frontage under used		R			Access issues/mature trees	HHC17			
HHC18	Bury Green	green corner space fronting to main road	large green space with easy access to main town centre		R			Amenity value and topography	HHC18			
HHC19	Leighton Buzzard Road	Dacorum College	Large site with good frontage to road, stream and green space		R			Merged into HHC74	HHC19			
HHC20	off Combe Street	office car park	good river, road and green space frontage. Potential for consolidation with other parking in area		R			Merged into HHC74	HHC20			
HHC21	Leighton Buzzard Road	Burymill Family Centre	in temporary buildings, good location close to road and town centre, with good road frontage	0.327	A			Plans to move to more permanent location? Some pre application discussions.	HHC21		U	N
HHC22	Combe Street	Corner site	fronting road, good access to town		R			Merged into HHC74	HHC22			
HHC23	Combe Street	NCP Car Park	Extensive site, close to town centre, good road frontage and near to town centre gardens & river		R			Merged into HHC74	HHC23			
HHC24	Bridge Street	car parking	Large site with good frontage to road, stream and green space		R			Merged into HHC74	HHC24			
HHC25	Cotterells (96)	works	prime town centre location		R			Under construction	HHC25			
HHC26	Moor End Road	Long Stay car park	well used, within large town centre location		R			Merged into HHC74	HHC26			
HHC27	Cotterells	Disused club	large site with good frontage to road, close to town centre		R			Retain social & community facility.	HHC27			
HHC28	Cotterells	Needlecraft Retail Unit	good site, close to town centre, looks in disrepair	0.027	A				HHC28		U	N
HHC29	Cotterells	Cotterells Club	good site, close to town centre		R			Retain social & community facilities.	HHC29			
HHC30	Cotterells	Kodak Offices and Parking	very large site, a lot of parking		R			Under construction	HHC30			
HHC31	Cotterells	car washing	good access to town centre	0.039	A				HHC31	pp 846/03 allowed at appeal for 2 dwellings.	U	N
HHC32	Cotterells	car parking	Large site in good location for residential. Looks underused	0.092	A			Links with former Kodak site now under construction for residential, so car park not presently used	HHC32	Current planning application (2804/07) for 6 dwellings.	U	N
HHC33	Station Road	residential under construction	large corner site with good access to town centre		R			Under construction	HHC33			

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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					
HHC34	Cotterells	green space	large corner site in front of Kodak offices, good location for town centre		R			Under construction	HHC34			
HHC35	St Johns Road	Boxmoor Hall			R			Retain community use as arts centre	HHC35			
HHC36	Leighton Buzzard Road	under construction	town centre retail and residential scheme		R			Under construction for retail only	HHC36			
HHC37	Marlowes	Mixed use development under construction	Large site. Close to busy roundabout on edge of town centre		R			Under construction	HHC37			
HHC38	Waterhouse Street	Rear of commercial units, servicing area	Large site within town centre		R			Site is needed for servicing.	HHC38			
HHC39	Waterhouse Street	car parking	Town Centre Location, good site also close to town centre gardens, river, etc		R			Well used parking. Retain for parking	HHC39			
HHC40	Waterhouse Street	Rear of commercial units, servicing area	Good sized site within town centre		R			Needed for servicing.	HHC40			
HHC41	Selden Hill	multi-storey car park	large site within town centre		R			Well used car park	HHC41			
HHC42	Park Lane	car park	well used, within large town centre location. Close to nearby housing allocation site.		R			Well used car park	HHC42			
HHC43	Paradise Industrial Estate		Large area within town centre. Many units in need of investment. Building next to Avis for Hire/Sale for 2 years and no interest. Avis owner interested in selling		R			Run-down, but employment land study recommends retaining for B1 and office uses.	HHC43			
HHC44	Park Lane. Duplicate of AW 25		Large area close to town centre		R			Duplicate of AW25	HHC44			
HHC45	Hillfield Road	Hemel Hempstead General Hospital	Large site within town centre	6.96	A			Broad location for search-potential for residential within SHLAA period but no definite proposals yet	HHC45		U	Y
HHC46	Marlowes	Market site	Large site within town centre, potential for mixed use development		R			Merged into HHC74	HHC46			
HHC47	Hillfield Road	multi-storey car park		0.221	A			Potential to be redeveloped for mixed-use including some parking	HHC47		U	N
HHC48	Waterhouse Street	Salvation Army Centre	Site looks in need of investment, good town centre location		R			Merged into HHC74	HHC48			
HHC49	Walnut Grove	residential under construction	large site, former rear gardens, close to town centre		R			Built out	HHC49			
HHC50	Marlowes	Surgery Car Park	large site, close to town centre	0.071	R			Merged into HHC74	HHC50			
HHC51	Marlowes	Offices to let and car parking	large site, close to town centre		R			Merged into HHC74	HHC51			
HHC52	Marlowes	Car Parking & The Pavillion?	large site, combined with HHC3 and West Herts College site.		R			Merged into HHC74	HHC52	Part of Waterhouse Square site.		

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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					
HHC53	Marlowes	Green space and courtyard of council offices	Large site with good frontage and close to town centre		R			Merged into HHC74	HHC53	Part of Waterhouse Square site.		
HHC54	Queensway	Bury RCC Offices, Car Park and garage courts	Large site close to town centre		R			Retain active parking and office uses	HHC54			
HHC55	Queensway	Shed and Car Park	Large site close to town centre. Good potential for corner site with shed		R			Retain town centre car parking	HHC55			
HHC56	Marlowes/Queen sway	Private car parking	Large site within old town		R			Retain town centre car parking, plus overlooking issues	HHC56			
HHC57	Alexandra Road	Space to rear of residential, gardens of old folks home. Inaccessible	Large site with good access to town centre.		R			Retain community facilities/poor access	HHC57			
HHC58	Alexandra Road	Parking associated with new residential development	Large site, good access to town centre		R			Overlooking and retain parking space	HHC58			
HHC59	Alexandra Road	office car parking			R			Retain town centre car parking	HHC59			
HHC60	Alexandra Road	vacant space used for parking & building			R			Retain town centre car parking	HHC60			
HHC61	Queensway	Fire station car park		0.056	R			Retain town centre car parking	HHC61			
HHC62	Queensway	office car parking	good corner site, currently underutilised		R			Well used car park.	HHC62			
HHC63	High Street	large space to rear of commercial units			R			Inaccessible	HHC63			
HHC64	High Street	Pub car park and parking for flats			R			Well used car park.	HHC64			
HHC65	St Marys Close	Car Park			R			Well used car park.	HHC65			
HHC66	off High Street	private car parking			R			Retain town centre car parking	HHC66			
HHC67	High Steet	Old Town Car Park			R			Well used car park.	HHC67			
HHC68	off High Street	Private car parking			R			Well used car park.	HHC68			
HHC69	off High Street	private garage courts and parking	some use, but area not fully maximised		R			Retain town centre car parking	HHC69			
HHC70	Church Street	Car Parking			R			Retain town centre car parking	HHC70			
HHC70a	Allandale	Pub car park			R			Retain parking for active pub	HHC70a			
HHC71	Church Street	Car Parking			R			Well used car park.	HHC71			
HHC72	Chapel Street	corner site used for parking			R			space constraints	HHC72			
HHC73	St Marys Road	garage courts and rear gardens			R			Retain active parking uses	HHC73			
HHC74	Marlowes	Civic, community, commercial and faith uses	Waterhouse Square proposals	6.578	A			Thornfield mixed use masterplan within the town centre area. Letter detailing proposals received 23/01/2008.	HHC74		U	Y
HHC74a	Marlowes	Extension to Civic Zone			R			Not proposed for residential use	HHC74a			
HHC75	Lockers Park Lane	School Site	Housing allocation site		R			Under construction	HHC75			
HHC76	Cotterells Hill	residential completed			R			Built out	HHC76			

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						Policy constraints	Physical constraints					
HHC77	Between Gadebridge Lane and Link Road. West Herts College, Marlowes	Playing fields	West Herts College is owner and Tribal MJP are promoting the site.		R			Site is not adjacent to existing settlement. Potentially suitable in future depending on other development but fails on greenfield criteria over timeframe of this SHLAA	HHC77			
HHC 78	Lord Alexander House, Waterhouse Street	Offices to let		0.1364	A			Developer intention exists. Mixed-use potential. Appeal allowed for conversion to 54 apartments.	HHC 78		U	N
HHC 79	Site to east of Hemel Hempstead General Hospital	Open land			R	Open space		Retain amenity space	HHC 79			
HHC 80	Primrose Engineering Co, Adeyfield Road	Works	Has planning permission	0.34	A				HHC 80	Permission granted	U	N
HHC 81	Lovedays Yard, Cotterells	Housing	Has planning permission	0.15	A				HHC 81	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
HHC1																	
HHC2																	
HHC3																	
HHC4																	
HHC5																	
HHC6																	
HHC7								The site has no designations									
HHC8																	
HHC9																	
HHC10																	
HHC11																	
HHC12																	
HHC13																	
HHC14																	
HHC15																	
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HHC18																	
HHC19																	
HHC20																	
HHC21								The site has no designations									
HHC22																	
HHC23																	
HHC24																	
HHC25																	
HHC26																	
HHC27																	
HHC28								The site has no designations									
HHC29																	
HHC30																	
HHC31								The site has no designations									
HHC32								The site has no designations									
HHC33																	
HHC34																	
HHC35																	
HHC36																	
HHC37																	

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
HHC38																		
HHC39																		
HHC40																		
HHC41																		
HHC42																		
HHC43																		
HHC44																		
HHC45						√	√	Large part of site is designated for social and community facilities and open space.					√	√				Public right of way cuts through site. TPOs on site.
HHC46																		
HHC47				√				Site in local centre.										
HHC48																		
HHC49																		
HHC50																		
HHC51																		
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HHC70																		
HHC70a																		

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
HHC71																		
HHC72																		
HHC73																		
HHC74				√				Site in local centre.	√	√								Northern edge of site touches into a conservation area. Site is in flood risk zones 2, 3a and 3b.
HHC74a																		
HHC75																		
HHC77																		
HHC78				√				Site in local centre.	√									Site is in flood zones 2, 3a and 3b.
HHC79																		
HHC80								Permission granted										
HHC81								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		
HHC1	Wolsey Road							HHC1
HHC2	Marlowes							HHC2
HHC3	Combe Street							HHC3
HHC4	Midland Road							HHC4
HHC5	Dacorum College Car Park							HHC5
HHC6	Templemead							HHC6
HHC7	Bury Road	0.153	9	6	15	10		HHC7
HHC8	Bury Road, Gadebury elderly persons home							HHC8
HHC9	Bury Road							HHC9
HHC10	Mayflower Avenue							HHC10
HHC11	Adeyfield Road							HHC11
HHC12	Park Road							HHC12
HHC13	Park Road							HHC13
HHC14	Vicarage Close							HHC14
HHC15	Heath Lane							HHC15
HHC16	Cotterells Hill							HHC16
HHC17	Collett Road							HHC17
HHC18	Bury Green							HHC18
HHC19	Leighton Buzzard Road							HHC19
HHC20	off Combe Street							HHC20
HHC21	Leighton Buzzard Road	0.327	9	13	31	22		HHC21
HHC22	Combe Street							HHC22
HHC23	Combe Street							HHC23
HHC24	Bridge Street							HHC24
HHC25	Cotterells (96)							HHC25
HHC26	Moor End Road							HHC26
HHC27	Cotterells							HHC27
HHC28	Cotterells	0.027	9	1	3	2		HHC28
HHC29	Cotterells							HHC29
HHC30	Cotterells							HHC30
HHC31	Cotterells	0.039	N/A	2	2	2	planning permission for 2 dwellings	HHC31
HHC32	Cotterells	0.092	9	4	9	6		HHC32
HHC33	Station Road							HHC33
HHC34	Cotterells							HHC34
HHC35	St Johns Road							HHC35
HHC36	Leighton Buzzard Road							HHC36
HHC37	Marlowes							HHC37
HHC38	Waterhouse Street							HHC38
HHC39	Waterhouse Street							HHC39
HHC40	Waterhouse Street							HHC40
HHC41	Selden Hill							HHC41
HHC42	Park Lane							HHC42
HHC43	Paradise Industrial Estate							HHC43
HHC44	Park Lane. Duplicate of AW 25							HHC44
HHC45	Hillfield Road	6.96	L	174	243	209		HHC45
HHC46	Marlowes							HHC46
HHC47	Hillfield Road	0.221	16	11	16	14		HHC47
HHC48	Waterhouse Street							HHC48
HHC49	Walnut Grove							HHC49

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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		
HHC50	Marlowes							HHC50
HHC51	Marlowes							HHC51
HHC52	Marlowes							HHC52
HHC53	Marlowes							HHC53
HHC54	Queensway							HHC54
HHC55	Queensway							HHC55
HHC56	Marlowes/Queensway							HHC56
HHC57	Alexandra Road							HHC57
HHC58	Alexandra Road							HHC58
HHC59	Alexandra Road							HHC59
HHC60	Alexandra Road							HHC60
HHC61	Queensway							HHC61
HHC62	Queensway							HHC62
HHC63	High Street							HHC63
HHC64	High Street							HHC64
HHC65	St Marys Close							HHC65
HHC66	off High Street							HHC66
HHC67	High Steet							HHC67
HHC68	off High Street							HHC68
HHC69	off High Street							HHC69
HHC70	Church Street							HHC70
HHC70a	Allandale							HHC70a
HHC71	Church Street							HHC71
HHC72	Chapel Street							HHC72
HHC73	St Marys Road							HHC73
HHC74	Marlowes	6.578	N/A	1200	1200	1200	Letter from Thornfield dated 23/01/2008 - subject to findings of civic zone study	HHC74
HHC74a	Marlowes							HHC74a
HHC75	Lockers Park Lane							HHC75
HHC76	Cotterells Hill							HHC76
HHC77	Between Gadebridge Lane and							HHC77
HHC 78	Lord Alexander House, Waterhouse Street	0.1364	13	14	19	17		HHC 78
HHC 79	Site to east of Hemel Hempstead General Hospital							HHC 79
HHC 80	Primrose Engineering Co, Adeyfield Road	0.34	N/A	24	24	24		HHC 80
HHC 81	Lovedays Yard, Cotterells	0.15	N/A	13	13	13		HHC 81

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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+)	
HHC1								
HHC2								
HHC3								
HHC4								
HHC5								
HHC6								
HHC7			M	H	M		6-10 years	Collection of MOT and service garages and associated parking. Some private gardens. Rights to light and overlooking. Land assembly issues will need to be addressed. Small scale scheme - flatted or small houses. Land remediation may be needed. Developer interest and permission in past.
HHC8								
HHC9								
HHC10								
HHC11								
HHC12								
HHC13								
HHC14								
HHC15								
HHC16								
HHC17								
HHC18								
HHC19								
HHC20								
HHC21			M-H	M	M		0-5 years	Burymill family support centre. Community resource would need to be reprovided elsewhere. Potential loss of employment land. Small scale resi scheme. Flatted due to topography of site. Single ownership - attractive to local housebuilder. Rights to light and overlooking issues. Developer intention exists.
HHC22								
HHC23								
HHC24								
HHC25								
HHC26								
HHC27								
HHC28			M	M-H	M		No Phasing	Site is currently 2 small businesses and associated parking. Businesses may need to be relocated and conversion costs taken into account, unless a mixed-use development occurs. Might be attractive to a local developer.
HHC29								

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HHC30								
HHC31			M	M	M		0-5 years	Site is currently a small terraced property and rear parking area, currently being used as a hand car wash. Small scale residential scheme - flatted. Site would be attractive to a local housebuilder. Site has planning permission.
HHC32			M	L	H		0-5 years	Boarded off car park with cleared site. Sites looks like it is to come forward for development in the near future.
HHC33								
HHC34								
HHC35								
HHC36								
HHC37								
HHC38								
HHC39								
HHC40								
HHC41								
HHC42								
HHC43								
HHC44								
HHC45			N/A	N/A	N/A		No phasing period	Hemel Hempstead hospital is a broad location for search rather than a specific site. However, it is assumed that some residential will come forward on the site during the SHLAA timeframe. Until more firm details are known, no achievability assessment can be made.
HHC46								
HHC47			M	H	M-L		No phasing period	Site is currently a central multi-storey car park. Likely to be issues around reprovision of facility, as well as extensive development cost associated with demolition. Relocation of existing businesses that lie on street level below the car park. Flatted development - regional or national developer. Ownership intentions unknown.
HHC48								
HHC49								
HHC50								
HHC51								
HHC52								
HHC53								
HHC54								
HHC55								
HHC56								
HHC57								
HHC58								
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HHC64								

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HHC65								
HHC66								
HHC67								
HHC68								
HHC69								
HHC70								
HHC70a								
HHC71								
HHC72								
HHC73								
								Site is Hemel Hempstead town centre, encompassing civic buildings, A1/A3 uses, car parking, market, bus terminal, residential property and other town centre uses. Site will come forward as part of a comprehensive master planning exercise. Some parts in the near future - some parts after a period of time. Close to town centre amenity and transport links. Multiple ownerships. Developer intention exists
HHC74			M-H	H	H		0-5 years	
HHC74a								
HHC75								
HHC76								
HHC77								
								Developer intention exists for a mixed-use conversion of existing town centre office building. Building faces the Civic Zone redevelopment. Flats could be provided, with nearby Kodak house redevelopment as precedent. Conversion would add to development costs, however.
HHC 78			M-H	H	M		0-5 years	
HHC 79								
HHC 80			M	M	H		0-5 years	Has permission already
HHC 81			M	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		
HHC1	Wolsey Road																HHC1
HHC2	Marlowes																HHC2
HHC3	Combe Street																HHC3
HHC4	Midland Road																HHC4
HHC5	Dacorum College Car Park																HHC5
HHC6	Templemead																HHC6
HHC7	Bury Road	0.153	9	U	N			6	15								HHC7
HHC8	Bury Road, Gadebury elderly persons home																HHC8
HHC9	Bury Road																HHC9
HHC10	Mayflower Avenue																HHC10
HHC11	Adeyfield Road																HHC11
HHC12	Park Road																HHC12
HHC13	Park Road																HHC13
HHC14	Vicarage Close																HHC14
HHC15	Heath Lane																HHC15
HHC16	Cotterells Hill																HHC16
HHC17	Collett Road																HHC17
HHC18	Bury Green																HHC18
HHC19	Leighton Buzzard Road																HHC19
HHC20	off Combe Street																HHC20
HHC21	Leighton Buzzard Road	0.327	9	U	N	13	31										HHC21
HHC22	Combe Street																HHC22
HHC23	Combe Street																HHC23
HHC24	Bridge Street																HHC24
HHC25	Cotterells (96)																HHC25
HHC26	Moor End Road																HHC26
HHC27	Cotterells																HHC27
HHC28	Cotterells	0.027	9	U	N									1	3		HHC28
HHC29	Cotterells																HHC29
HHC30	Cotterells																HHC30
HHC31	Cotterells	0.039	N/A	U	N	2	2										HHC31
HHC32	Cotterells	0.092	9	U	N	4	9										HHC32
HHC33	Station Road																HHC33
HHC34	Cotterells																HHC34
HHC35	St Johns Road																HHC35
HHC36	Leighton Buzzard Road																HHC36
HHC37	Marlowes																HHC37
HHC38	Waterhouse Street																HHC38
HHC39	Waterhouse Street																HHC39
HHC40	Waterhouse Street																HHC40
HHC41	Selden Hill																HHC41
HHC42	Park Lane																HHC42
HHC43	Paradise Industrial Estate																HHC43
HHC44	Park Lane. Duplicate of AW 25																HHC44
HHC45	Hillfield Road	6.96	L	U	Y									174	243		HHC45
HHC46	Marlowes																HHC46
HHC47	Hillfield Road	0.221	16	U	N									11	16		HHC47
HHC48	Waterhouse Street																HHC48
HHC49	Walnut Grove																HHC49
HHC50	Marlowes																HHC50
HHC51	Marlowes																HHC51

Hemel Hempstead Central Ward

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		
HHC52	Marlowes																HHC52
HHC53	Marlowes																HHC53
HHC54	Queensway																HHC54
HHC55	Queensway																HHC55
HHC56	Marlowes/Queensway																HHC56
HHC57	Alexandra Road																HHC57
HHC58	Alexandra Road																HHC58
HHC59	Alexandra Road																HHC59
HHC60	Alexandra Road																HHC60
HHC61	Queensway																HHC61
HHC62	Queensway																HHC62
HHC63	High Street																HHC63
HHC64	High Street																HHC64
HHC65	St Marys Close																HHC65
HHC66	off High Street																HHC66
HHC67	High Steet																HHC67
HHC68	off High Street																HHC68
HHC69	off High Street																HHC69
HHC70	Church Street																HHC70
HHC70a	Allandale																HHC70a
HHC71	Church Street																HHC71
HHC72	Chapel Street																HHC72
HHC73	St Marys Road																HHC73
HHC74	Marlowes	6.578	N/A	U	Y	600	600	600	600								HHC74
HHC74a	Marlowes																HHC74a
HHC75	Lockers Park Lane																HHC75
HHC76	Cotterells Hill																HHC76
HHC77	Between Gadebridge Lane and Link Road. West Herts College, Marlowes																HHC77
HHC 78	Lord Alexander House, Waterhouse Street	0.1364	13	U	N	14	19										HHC 78
HHC 79	Site to east of Hemel Hempstead General Hospital																HHC 79
HHC 80	Primrose Engineering Co, Adeyfield Road	0.34	N/A	U	N	24	24										HHC 80
HHC 81	Lovedays Yard, Cotterells	0.15	N/A	U	N	13	13										HHC 81
						Total Urban	671	698	606	615	0	0	0	0	187	261	
						Total Greenfield	0	0	0	0	0	0	0	0	0	0	
						Total >5ha	600	600	600	600	0	0	0	0	174	243	
						Total	671	698	606	615	0	0	0	0	187	261	