

4 IDENTIFIED SITES

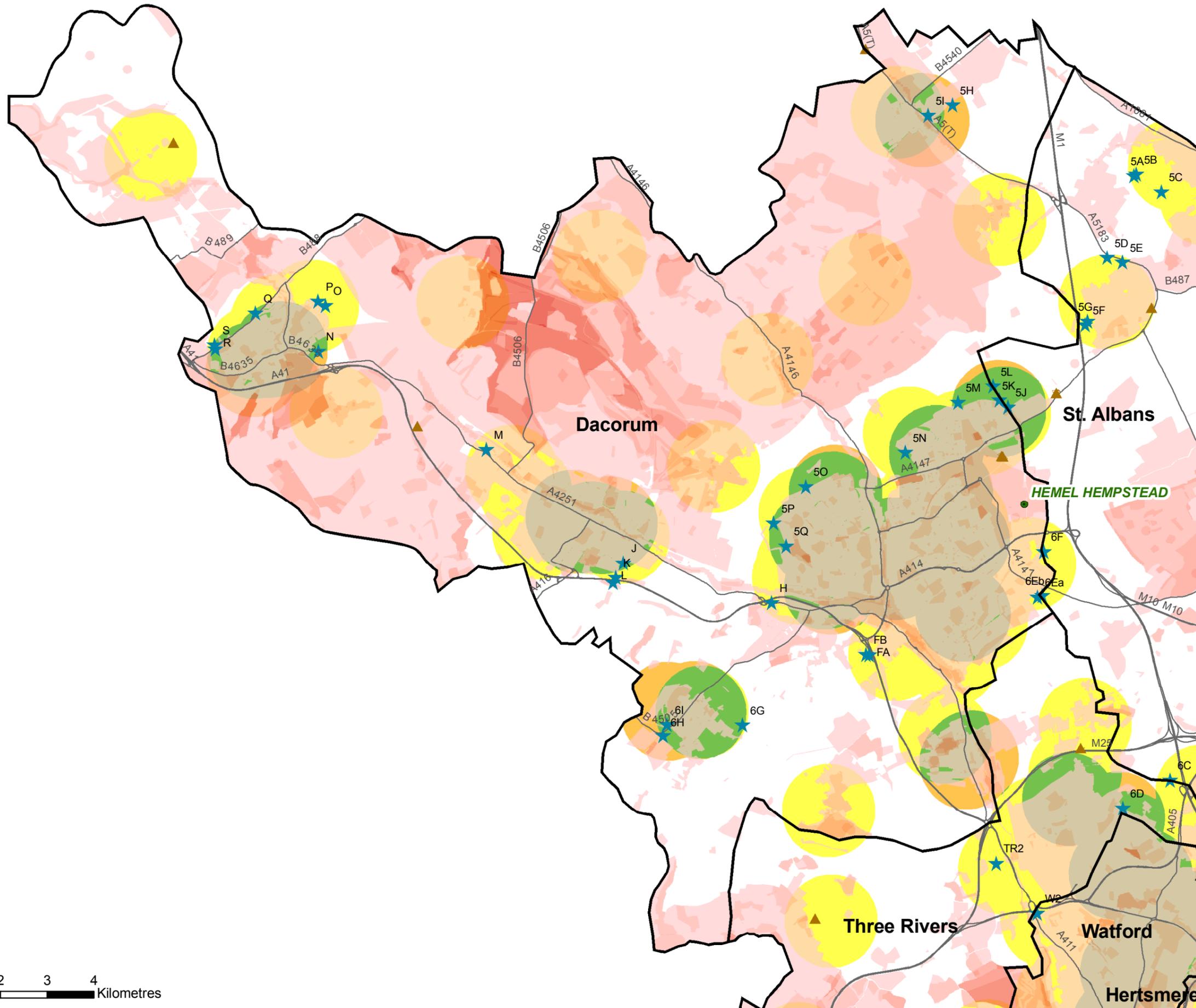
4.1 Preamble

- 4.1.1 In all, 85 sites have been suggested for the accommodation of Gypsies and Travellers. This should allow for the desired number of pitches determined in the needs assessment as being necessary. Many of these sites are located within the same general area and where one site is pursued the others within that vicinity are likely to require forfeiting in order to avoid any potential negative cumulative impacts on existing infrastructure, carrying capacity of the nearby town centre, adjacent residential areas, and Green Belt land.
- 4.1.2 In the ODMP Circular 01/2006, *'Planning for Gypsy and Traveller Caravan Sites'*, site size is discussed in terms of the potential impacts outlined in paragraph 3.1.1. This has been taken into consideration for our recommended sites, which vary in size. The Government does not consider it appropriate to set a national maximum site size, the circular goes on to explain:
- "cases should be considered in context, and in relation to the local infrastructure and population size and density."*
- 4.1.3 The study *'An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire'*, produced by the CURS, stated that a small site size that allows for not more than 15 plots works best (paragraph S.20 of CURS Executive Summary). County Council's Gypsy Section suggests that a 15 plot site requires approximately 1 hectare.
- 4.1.4 When examining existing visual buffers it was considered that these should constitute boundaries not borders. Boundaries represent a delineation between sites, and borders imply a major difference in use, where one requires protection from the other. The ODPM Circular discusses this:
- "Enclosing a site with too much hard landscaping, high walls or fences can give the impression of deliberately isolating the site and its occupants from the rest of the community, and should be avoided."*
- 4.1.5 Where additional buffers have been recommended to mitigate any potential impacts an emphasis should be placed on planting and landscaping rather than fences or walls.
- 4.1.6 As land ownership was not to be considered as part of this study, alternative options have been put forward for one location to maximise the choice of potential sites. Moreover, the number of potential sites has not been limited only to the 'best' sites. A wider choice has been maintained in case some sites have to be ultimately discarded.
- 4.1.7 Comments on the sites have been produced in tables and grouped by local authority. These follow in alphabetical order. Figures 4-8 show the sites identified for each local authorities area.

- 4.1.8 Sites have been allocated a preference score of '1', '2' or '3' highlighted red in the first column of the tables, this is based on a technical judgment, '1' being the most preferable. Scores relate to several factors detailed in section 3. Factors that have influenced scoring include the following: the necessity for earthworks to create a level building platform; requirement for additional screening; potential impact on visual amenity for existing residents; requirement for the creation or modification of site access; location within the Green Belt; and general compliance with other site selection criteria.

4.2 Dacorum

- 4.2.1 Within Dacorum 24 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 4.
- 4.2.2 Sites have been allocated a score in terms of their preference (as described in paragraph 4.1.6). These scores are highlighted in red text within the first column of the table. Five sites have been given the highest scored of '1' and five have been scored as '2'. A few sites require earthworks, additional buffers or are located on narrow roads. These factors have been detailed and the site retained in the event that more preferable sites are unavailable or have other constraints.
- 4.2.3 In all, five sites have the highest score of '1'. These sites are:
- D1 Featherbed Lane
 - D3 Berkhamsted
 - D11 Icknield Road (South Side)
 - D15 Highwood
 - D18 Bovingdon Airfield



**SOUTH & WEST HERTS
GYPSY & TRAVELLER
STRATEGY**

**IDENTIFIED POTENTIAL
SITES
DACORUM**

- Districts
- Major Towns
- Site Visit Locations
- Existing Gypsy Sites
- Existing Gypsy Sites
- Major Roads

- Opportunities**
- High
 - Medium/High
 - Medium

- Constraints**
- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
- Increasing
Number of
Constraints
↓



Figure: 4

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Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire
Recommendations Report

Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
D1 Featherbed Lane Hemel Hempstead 1	Grass field. Power line running through. Fenced and existing gate.	200	M	Level site	Adjacent to public byway/footpath at western boundary. Not close to residential but close to amenities in Apsley (Sainsburys etc.) Trunk road on eastern boundary of site at much lower elevation.	Site screened from Public Footway/ Bridleway by vegetation.	Wide road access (single lane over nearby bridge but good visibility). Better access from east than from west.	Medium High (Yellow)
D2 Felden Featherbed Lane (Secondary choice to D1) 3	Grass field	300	L	Gentle slope down towards the east. Eastern corner best location.	Western side abuts housing.	As for D2. Vegetation also along road boundary.	As above	Medium High (Yellow)
D3 Berkhamsted Swing Gate Lane 1	Horticulture, unfenced.	100	L	Fairly level site	Thomas C Primary School and recreation fields opposite side of road (to west). Behind existing housing (to north) with slightly lower topography. Close to amenities along A4251. Fields to east and south.	Housing is at a lower elevation. Site is obscured from school and recreation ground by existing vegetation.	Access from main road to north, slightly steep but acceptable. Swing Gate Lane is a quiet road and level with the site.	High (Green)
D4 Ashlyn's Hall Swing Gate Lane 3	Grass field, existing fence surround.	400	M	Level Adjacent to school	School to north, Ashlyn's Hall to west (use unknown), trunk road to south, and fields on opposite side of road (east).	Screened from road by existing vegetation.	As above. Existing site access and gate.	Medium High (Yellow)
D5 Sandpit Green Swing Gate Lane 2	Grass field, existing fence surround.	500	S/M	Fairly level site, rises slightly away from road near gate to NW.	Steep bank down to A41 below on northern side. Located just after bridge. Abuts Sandpit Green – Dense mature woodland, which incorporates a public walkway.	Screened by vegetation.	As above. Existing formed access and gate.	Medium High (Yellow)
D6 Dudswell Lane 3	Grass field. Stile with public walkway at SW boundary of site.	100	M	Fairly level site	Adjacent to sports ground and Kindergarten to south-east. River Bulbourne to north-east. Residential across road at a higher elevation to south-west. Residential to north-west. Public walkway parallel to road on south-west boundary of site. Best to locate at eastern end away from existing residential and walkway.	Surrounded by hedge	Existing short driveway shared with sports ground and kindergarten. Solid metal gate to site. Bus stop across road.	Medium High (Yellow)
D7 Upper Dunsley London Road B4635 3	Grass field. Existing fence surround.	300	L	Level site	Close to roundabout intersection with A41 to south. Farm buildings to north. Fields to east. Road to west.	Site located behind tall mature trees. Not visible to residential. Additional plating/fencing would be required.	No existing access. Close to A41.	High (Green)
D8 Marshcroft Lane (SE Side) 3	Grass field	100	M	Level site	Adjacent to residential dwellings (to south-west). Fields on other sides of site. Marshcroft Lane abuts north-western boundary.	Vegetation along roadside. A potential site could be located at north-eastern end of field away from residential. Screening would be required.	Located just prior to road narrowing. Road is blocked to north-east.	Medium (Yellow)
D9 Marshcroft Lane (NW Side) 3	Grass field	100	M	Level site	Visible to more residential dwellings than D9. Fields on other sides of site. Marshcroft Lane abuts south-eastern boundary.	Hedge, additional screening would be required.	As for D9	Medium (Yellow)
D10 Little Tring Road 2	Grass field	100	M	Site slopes gently up away from Icknield Road towards north.	Site bordered by Little Tring Road on south-western side and Icknield Road on south-eastern side. Fields are located on the north-western side of Icknield Road and houses on the south-eastern side. Not far to school/local shops etc.	Opposite side of Icknield road are substantial, dense, mature trees providing a buffer to residential area. 1m hedge surrounding site.	Icknield Road is a fairly busy road leading to A41. Access from Icknield Road or Little Tring Road.	High (Green)

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D11 Icknield Road (South Side) Tring 1	Existing gate and fence surround. Grass field with horses grazing.	100	M	Gently sloping down towards the rear of the site.	By industrial estate (abuts north-eastern side). Rear abuts residential but some distance away. Public right of way goes across rear of site. Best to locate in NE corner.	Vegetation/hedge surround for screening.	Icknield Road is a fairly busy road leading to A41.	High (Green)
D12 Icknield Road (North Side) 3	Grass field	100	S/M	Level site	Adjacent to the Borough boundary. Single residential farm buildings/dwellings are located on either side of the site.	Isolated trees and a low hedge are located along the boundary.	No existing site access but could cut through low hedge. Icknield Road is a fairly busy road leading to A41.	High (Green)
D13 Windmill Windmill Lane (no access onto site) 3	Appears to be disused. Small building visible to the left of the entry. Large tarmac area behind the entry gates.	700	M	Site appears to be level and is at a higher elevation than the surrounding roads/area, particularly at the south-western end.	A shooting ground is located behind (east of) the site. Fields surround the general area. A CSS (Countryside Stewardship Scheme) site is located to the west.	Mature trees surround the site. Topography restricts views of the site.	Access is via a narrow (Windmill) lane. Site has large metal gates at existing entry.	Low (Orange)
D14 The Ridings 3	Grass field, fence surround.	500	S	Site is gently sloping down towards The Ridings (south-west) and is at a much higher elevation than land on opposite side of the roads.	The site is bordered by The Ridings (to the south-west) and Hicks Road (to the south-east). Fields about the other sides of the site. Houses are located opposite on the Ridings but set back and at a much lower elevation.	Isolated trees along the south west boundary and dense trees along the south west boundary. Additional planting would be beneficial.	Existing site access. Close to the A5 and the M1 is not far to the South East.	High (Green)
D15 Highwood (Holtmere End Lane) Hemel Hempstead 1	Horticulture	100	L	Fairly level site	Just north of a public walkway and residential beyond. On other sides fields surround the site. At boundary with St Albans.	High and dense mature tree buffer between the site and residential area. Trees along roadside.	Good site access	High (Green)
D16 Longcroft Longcroft Flaunden Lane 3	Grass field	500	L	Level site	Fields to north and west. East of a public footpath. Residential land to south and west.	Site is separated from the Public Footpath by a hedge buffer. Hedge along roadside. Residential areas not visible.	Access from narrow road	High (Green)
D17 Bovington Green Lane 2	Grass field with fence surround.	200	M/L	Level site	Adjacent to a bus stop. Other fields surround the site with a residential area set far back towards the north-east.	Mature trees along boundary of residential land. Additional planting/ fencing would be required. Isolated trees and hedge along roadside.	Existing gate and access. Close to 'B' road	High (Green)
D18 Bovington Airfield 1	Edge of discussed airfield, paved and with some infrastructure	100	M/L	Mostly flat with earth mounds at the rear of the site.	Close to HMP The Mount Prison (to the north). Chesham Road abuts south-east boundary with residential land beyond. Molyneux Avenue abuts north-east boundary with reservoir beyond.	Surrounded by vegetation screening at corner of roads.	Existing site access off Molyneux Avenue.	High (Green) (originally also with pink due to airfield)
D19 Cupid Green Lane 2	Horticulture. Power lines through northern end of site.	200	M/L	Site slopes down towards the north	Fields north, west and east. Residential to the south at a much higher elevation.	Tall mature trees between field and residential area to south providing an acceptable buffer.	Existing access and gate at southern corner of site.	High (Green)
D20 Grovehill 3	Grass field with horses grazing.	100	M/L	Slightly sloping down towards the west	Residential dwellings on opposite side of the road and (to the north-east). Adjacent house to the north-west is orientated away from the site. Fields to south and west	Some trees along roadside limit views. Additional planting and/or fence required.	Existing formed access and gate. Off Laidon Square. Access through a residential estate with wide roads.	High (Green)

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D21 Polehanger Lane 3	Grass field	100	M/L	Level site	Adjacent to residential area to south-east and open rural land to north and west.	Trees and hedge along road boundary. Additional planting/fencing would be required.	Existing access points and gates	High (Green)
D22 Fields End Lane 3	Grass field	200	M/L	Level site	Residential to west. Fields surround other sides of site.	Trees and hedge along road boundary and along boundary with residential land.	Existing access and gate off a narrow road.	Medium (Yellow). High (Green) just to the south but inaccessible).
D23 Long Chaulden 2	Grass field	100	L	Gently sloping/rolling site	Close to residential land (to north-east). Adventure playground on opposite side of road. Close to all amenities	Vegetation buffer between site and residential dwellings.	Good access with existing gate. On a bus route.	High (Green)
D24 Leverstock Green a (Bedmond Road) 3	Grass field.	100	L	Level site	Residential to north-west and public open space (Bunkers Park) to the south-west of the field. This and the field to the south-east are part of a wider proposal in the Local Plan for open space and playing fields.	Tall vegetation screening along roadside. Additional screening required.	Existing site access, with height barrier, from Bedmond Road. Access road links to adjoining public open space.	Medium (Yellow) High