



**DACORUM'S
SCHEDULE OF SITE APPRAISALS
(FOR LARGE GREENFIELD SITES)**

October 2017

- DRAFT -

This Schedule has been prepared by the Strategic Planning team, Dacorum Borough Council.

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Glossary

Glossary of acronyms and any other abbreviations used in this report:	AMR	Authority Monitoring Report
	CAONB	Chiltern Area of Outstanding Natural Beauty
	DPD	Development Plan Document
	GUC	Grand Union Canal
	InDP	Infrastructure Delivery Plan
	LDS / LPF	Local Development Scheme / Local Planning Framework (also referred to as Local Development Framework)
	MUGA	Multiple Use Games Area
	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
	OS	Ordnance Survey
	SANGS	Suitable Alternative Natural Green Space
	SAC	Special Area of Conservation
	SAM	Scheduled Ancient Monument
	SHLAA	Strategic Housing Land Availability Assessment
TPO	Tree Preservation Order	

1. INTRODUCTION

This Schedule of Site Appraisals supports the Issues and Options stage of the Local Plan. The Local Plan needs to define what its future housing target is and how it can accommodate this. The Schedule of Site Appraisals sets out the Council's initial appraisal of a number of larger potential new allocations, although at this stage it does not make any recommendations as to whether they should be taken forward or not.

The Council has undertaken a series of meetings with landowners during March – April 2017 regarding potential housing sites (see Appendix 1). These have been early and non-committal discussions with landowners to help the Council better understand the availability of housing sites when it prepares its new Local Plan. Therefore, the majority of the sites assessed in the document stem from these meetings. However, a small number have emerged subsequently (see Appendix 2) which are also included in the appraisals.

This document represents the Council's initial high-level assessment of sites that have been put forward by developers and landowners for either housing or employment uses. Most of the sites appraised are greenfield sites in the Green Belt (and to a lesser extent the Rural Area). The current version of this Schedule mainly includes sites which immediately adjoin the towns and villages and that have the potential to provide 50+ homes. The Council has initially concentrated on such sites as these are the ones going to make the largest contribution to the future land supply in the emerging Local Plan.

At this early stage, the Council has generally sought to omit appraising any sites falling within the Chilterns Area of Outstanding Natural Beauty. However, a small number of such sites are currently being promoted and are assessed in this document for completeness.

The Schedule of Sites Appraisals does not make final decision on sites. All sites will be considered further through the Issues and Options consultation in discussion with infrastructure providers and other bodies, and will be assessed against the latest evidence base. This will include any new sites put forward through the 'Call for Sites' process that is underway. The Schedule of Site Appraisals will also be updated to include new sites emerging from the consultation process, smaller housing sites, sites for non-residential uses, and suggested changes to a range of designations and policy boundaries.

The Council has appraised the sites based on the best currently available information. In addition and in a number of instances, landowners/agents have prepared technical work and undertaken early master planning on sites. While they have been helpful to our understanding of the nature of such schemes, the Council will confirm its position on such work once sites have been tested further.

The appraisal incorporates comments from the Council's sustainability consultants (TRL).

Full copies of all the documents will be available on the Council's website at www.dacorum.gov.uk-planning, Dacorum Borough Council offices and in libraries.

What are the sources of the sites considered?

Sites have been put forward from a number of different sources including:

- 2015 “call for sites” exercise;
- 2016 Strategic Housing Land Availability Assessment;
- Recent promotion of sites by agents/developers/landowners.

The term “settlement” is that defined by the settlement hierarchy in the Core Strategy. This sets out an order of settlements based on their size, accessibility and level of facilities available.

How have the sites been categorised?

Sites within or adjacent to the Borough’s towns and large villages are listed by settlement. Those sites falling outside of these two general locations are grouped together under “other settlements”. Within these broad locations the sites are then divided by land use (i.e. housing or employment).

How have these sites been assessed?

Some sites have been put forward for a mix of different uses. Where this is the case, this has been stated on the form and the site considered under the principal land use proposed.

The issues considered under each section of the pro-forma are outlined in chapter 2 below. The Council has taken the opportunity to incorporate suggested additional requirements as identified in the Housing White Paper (March 2017) relating to compensatory loss of Green Belt¹. It should also be noted that the assessment seeks to identify key, high-level issues at this stage. Other issues may emerge as part of the consultation on the draft Local Plan (Issues and Options) and in taking forward sites as the Plan is progressed.

A separate sustainability appraisal working note of the sites in this document has been prepared by consultants, TRL (Dacorum Borough Local Plan Schedule of Site Appraisals - Sustainability Appraisal Working Note (October 2017)).

How do I find out exactly where these sites are?

A map of each site is included within the individual pro-formas. All of these sites are also illustrated on the map in Appendix 4.

¹ Paragraph 1.39 in the Housing White Paper (Fixing our broken housing market) (February 2017)

2. SITE PRO-FORMAS

The Council has sought to appraise each site on the basis of a consistent level of information. The starting point for this has been the pro-forma below. It has asked all landowners/agents to complete relevant sections for each site, although the pro-forma differs slightly from that in Appendix 3 in order to take account of feedback from the Council's sustainability consultant, TRL. The pro-forma seeks to highlight key constraints affecting the site and its potential delivery.

The work will provide the Council with a better, high-level understanding of a site and its implications for policy and achieving sustainable forms of development.

The table below explains the nature of information sought in each section of the pro-forma:

Site Reference	Unique code allocated on the basis of location and land use proposed, to allow sites to be identified on the accompanying map. Where a site(s) form part of a larger site or where they overlap-adjoin another site(s), they are suffixed with a letter.
Site Information	
Site Address:	Location of site
Map insert using an OS map base.	
Area (ha) (gross)	Gross site area (where known)
Current Use(s)	Summary of the current land use(s)
Proposed Use(s)	Summary of the land use(s) being proposed
Potential housing capacity / density (dwellings per hectare)	Estimated level and density of development that could be accommodated on-site e.g. number of residential units.

Promoted by	Landowner	Information regarding the source of the proposal.
	Agent / developer	
	Other	
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	This is the reference used to a specific parcel of land assessed in the Council's Green Belt study.
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Sets out the overall recommendations as to whether the actual site being appraised fell within the parcel of land in the Green Belt Study that was identified for further assessment
	Summary of landscape appraisal (landscape sensitivity)	This sets out the study's conclusions over the vulnerability of the parcel of land to change and its impact on its landscape character.
b) SHLAA conclusions:	SHLAA reference	This is the reference to the site in the 2016 Strategic Housing Land Availability Assessment (SHLAA). The study assessed the suitability of sites for housing.
	Accepted (A) / Rejected (R)	The SHLAA concluded on whether a site was suitable for housing or not.
	SHLAA adjusted site area	The SHLAA sometimes reduced the site's area dependent on the presence of key designations or physical or environmental constraints.
	SHLAA adjusted capacity	The SHLAA made assumptions about a site's housing capacity based on a series of design scenarios. This sometimes differed from capacities assumed by landowners. The figure quoted is that for the mid-point of the assumption.

Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Sites are categorised according to their housing capacity: Small Site – 1-9 homes Medium Site – 10-49 homes Large Site – 50-199 homes Strategic Site – 200-500 homes Neighbourhood Site – 500+ homes
	Greenfield / PDL / Mixed	Sites are categorised according to their type.
	In settlement / settlement edge / countryside	Sites are categorised according to their location.
	Green Belt / Rural Area / CAONB	Key planning designations are listed.
Landownership details	Information regarding the ownership of the land.	
Affects key environmental designation(s)?	Heritage	The following are defined as key environmental designations for the purposes of this assessment: <ul style="list-style-type: none"> ▪ Chilterns Area of Outstanding Natural Beauty (AONB) ▪ Special Area of Conservation (SAC) ▪ Site of Special Scientific
	Landscape (e.g. CAONB)	
	Floodplain (Zones 3a and 3b)	
	Ecology	

	Other(s)					<p>Interest (SSSI)</p> <ul style="list-style-type: none"> ▪ Local Nature Reserve (LNR) ▪ Semi-Natural Ancient Woodland ▪ Historic Park and Garden ▪ Scheduled Ancient Monument (SAM) ▪ Floodplain (only in relation to greenfield sites) <p>If the site falls within one of the key categories listed above, it will normally be discounted from further consideration.</p> <p>Other designations to assess include:</p> <ul style="list-style-type: none"> • Best and Most Versatile agricultural land • Source Protection Zone • Tree Protection Orders • Loss of open space • In AQMA • Sand and Gravel Belt (mineral consultation area) 				
Timescale	Not known					An indication of when the site is likely to become available for development, if known.				
	0-5 years									
	6-10 years									
	11-15 years									
	16+ years									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					An indication of what type(s) of infrastructure the site is likely to deliver, if known. Larger sites				
	Secondary school									
	Health facilities									
	Transport infrastructure:									

	<ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 	have greater capacity to deliver a wider range and scale of infrastructure. At a minimum, sites will be expected to make a variety of contributions to local infrastructure.
	Local store / other retail	
	Community hall / leisure space	
	Park / playing pitches / allotments / MUGAs	
	Employment floorspace (A2 / B1 / B2 / B8)	
	Other	
Site Assessment Conclusions		
On and/or off-site compensatory environmental improvements (Green Belt sites only)	An indication of what type(s) of environmental improvements a site can provide, if known, to offset the loss of Green Belt land to development.	
Key land use issues raised	Summary of the main land use issues the site raises that can be identified through the information available. This could cover access, location, local impacts and general suitability for the proposed use(s), etc.	
Sustainability Conclusion	A broad assessment of the sustainability of the type of site proposed.	

Notes:

Best and Most Versatile agricultural land – It has not been possible from available information to subdivide agricultural land into Grades 3a and 3b.

MUGA – Multiple Use Games Area

You can find the original version of the pro-forma that was sent out to interested parties in Appendix 3.

3. SITES CONSIDERED

Each site listed has a reference number that allows it to be identified in the lists and on the individual maps in the Schedule of Site Appraisals.

List of Sites appraised:

1. HEMEL HEMPSTEAD	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
HH-h1a	North Hemel Hempstead (Phase 1)
HH-h1b	North Hemel Hempstead (Phases 1 and 2)
HH-h2	North of Gadebridge (Land at Piccotts End)
HH-h3	Land at Shendish, London Road
EMPLOYMENT	
Green Belt to Employment	
HH-e1	Land east of A41 at Felden

2. BERKHAMSTED	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
Be-h1	Land south of Berkhamsted
Be-h2	Haslam Fields, Shootersway
Be-h3	Land at Ivy House Lane
Be-h4	Land between Durrants Lane / Bell Lane / Darr's Lane (two sites)
Be-h5	Land at Lockfield, New Road, Northchurch
Be-h6	Land adj. to Blegberry Gardens, Shootersway
Be-h7	Land at Bank Mill Lane
Be-h8	Berkhamsted Golf Range, The Brickworks, Spring Garden Lane

3. TRING	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
Tr-h1	Land to the north of Station Road
Tr-h2	Land west of Marshcroft Lane
Tr-h3	Land at Icknield Way / Grove Road (New Mill)
Tr-h4	Land at Cow Lane / Station Road

Tr-h5	Land at Dunsley Farm, London Road
Tr-h6	Land north of Icknield Way (Waterside Way)

4. BOVINGDON	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
Bov-h1	Land at Grange Farm, Green Lane
Bov-h2	Land south east of Homefield
Bov-h3	Land r/o Green Lane / Louise Walk
Bov-h4	Land at Duckhall Farm, Newhouse Road

5. KINGS LANGLEY	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
KL-h1	Land at Hill Farm, Love Lane
KL-h2	Land at Rectory Farm, Hempstead Road
KL-h3	Land to the east of A41 and Wayside Farm, Watford Road

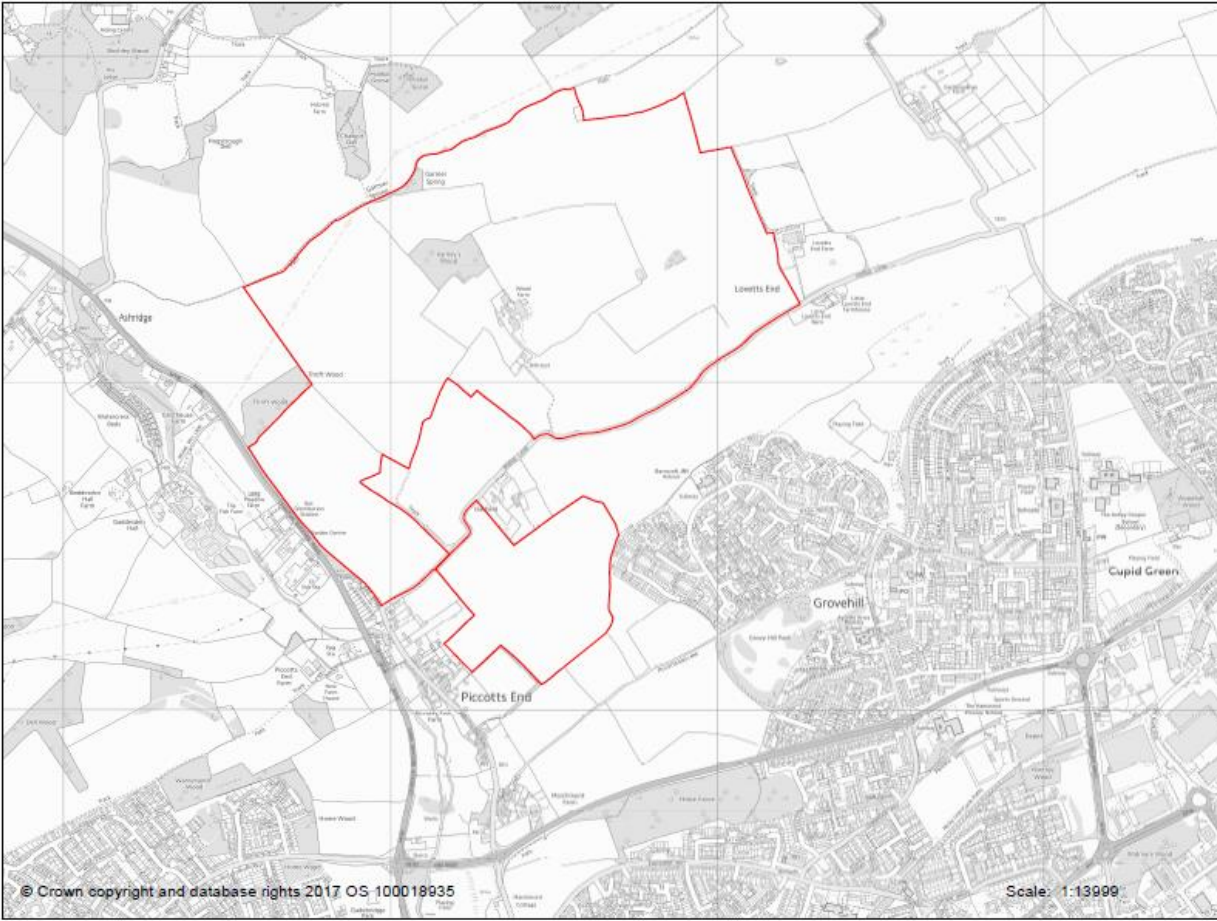
6. MARKYATE	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
My-h1	Land south of Markyate
My-h2	Land at Pickford Road

7. OTHER SETTLEMENTS	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
O-h1	Land at Old Kiln Meadow, Water End Road, Potten End
O-h2	Land to the north east of Grange Road, Wilstone

HEMEL HEMPSTEAD

RESIDENTIAL

Green Belt to Residential

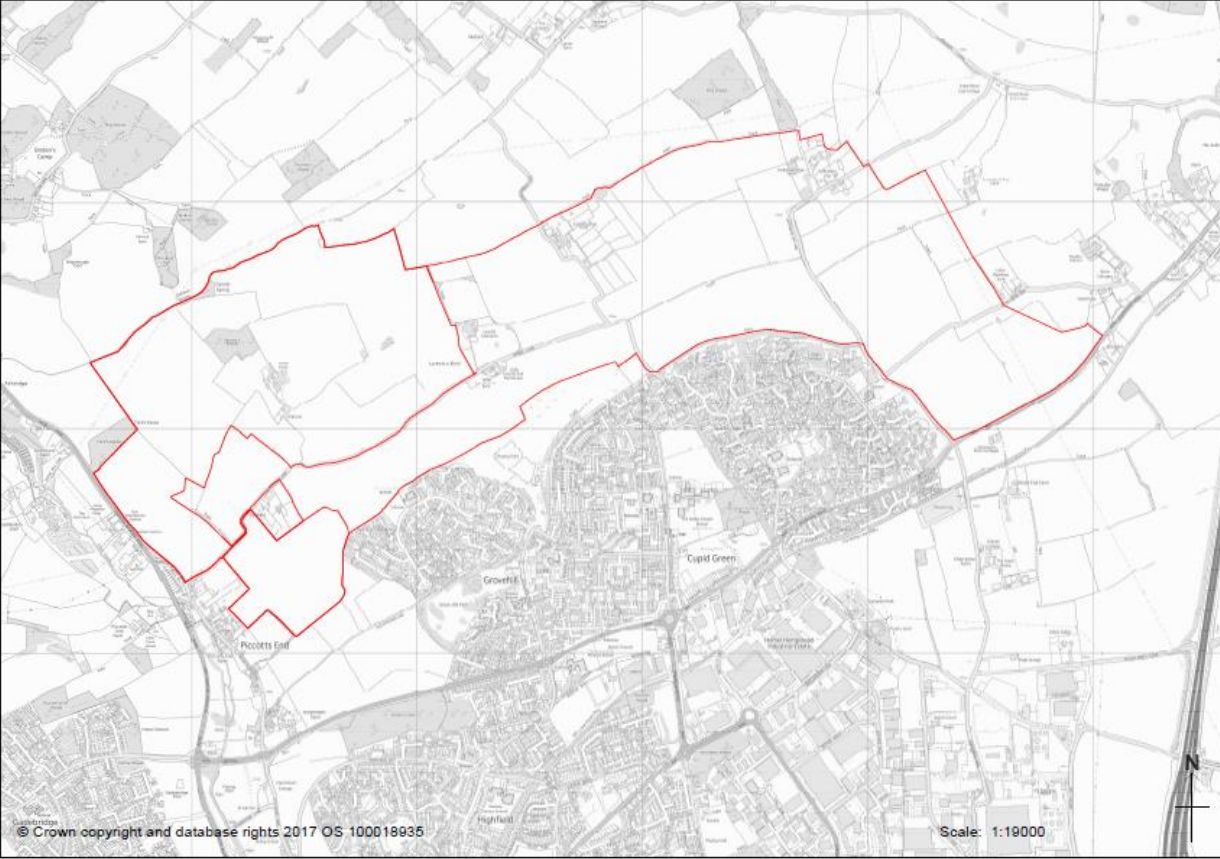
Site Reference	HH-h1a
Site Information	
Site Address:	North Hemel Hempstead (Phase 1)
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:13900</p>	
Area (ha) (gross)	154 ha
Current Use(s)	Agriculture, woodland
Proposed Use(s)	A mixed use residentially led development.

Potential housing capacity / density (dwellings per hectare)	1,750 homes at 30 dwellings per hectare. The Crown Estate is in discussions with adjoining landowners regarding a larger phase 1 with potentially a total of 2,250 homes.	
Promoted by	Landowner	The Crown Estate
	Agent / developer	c/o Sellwood Planning
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	HH-A1
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Neighbourhood
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt / Rural Area
Landownership details	Site wholly owned freehold by The Crown Estate.	
Affects key environmental designation(s)?	Heritage	Adjoins Piccotts End Conservation Area and Area of Archaeological Significance. Listed Buildings adjacent to site.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. Includes an area of Ancient Woodland.

	Other(s)	<ul style="list-style-type: none"> • Grade 3 agricultural land. • A high pressure gas mains buffer zone runs approximately east-west across the northern edge of the site. 								
Timescale	Not known	-								
	0-5 years	-								
	6-10 years	Yes								
	11-15 years	Yes								
	16+ years	-								
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
					100	300	300	300	300	300
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
	150									
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Primary school • Health facilities • A range of transport improvements • Local Centre • Community Centre / Hall • Full range of open space • Local employment in local centre 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter is suggesting the creation of a parkland buffer between the proposed development edge and the AONB. This could include a compensatory SANGS area.									

<p>Key land use issues raised</p>	<p>Substantial loss of Green Belt land and major northward expansion of Hemel Hempstead into open countryside. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. Potential encroachment/merger of the urban area of Hemel Hempstead with Piccotts End. Furthermore, possible effects on CAONB, the setting of Piccotts End Conservation Area, Ancient Woodland, and the Chilterns Beechwoods SAC. The latter may require a Habitat Regulations Assessment (Appropriate Assessment) at this stage which could highlight the need for the provision of Suitable Alternative Natural Greenspace (SANGS) to help take some of the recreational pressure off the SAC. New development will need to respect the conservation area and the key views across the Gade Valley. Access can be secured from the Leighton Buzzard Road. Large-scale development will place significant pressure on local infrastructure, particularly schooling and highways, and cumulatively in conjunction with growth on the north eastern side of Hemel Hempstead in St Albans district (i.e. the Gorhambury development). Lead-in period required to prepare site for delivery. However, proposal offers opportunity to create a new planned expansion of the town with associated local services and facilities. The development could be further extended via a Phase 2 in an easterly direction to create a neighbourhood scaled urban extension (see site HH-h1b below). It is of a size to deliver large-scale infrastructure and (in conjunction with Phase 2) contribute to improving transport links, particularly through exploring the potential to create an east-west link road (connecting Redbourn Road with Leighton Buzzard Road). The layout of the development will need to take account of the gas mains buffer zone.</p>
<p>Sustainability Conclusion</p>	<p>Significant loss of greenfield land and potential impact on Ancient Woodland, the CAONB, built heritage and archaeology. Development could affect the Chilterns Beechwoods SAC which may require the provision of SANGS to help take some of the recreational pressure off the SAC. The scheme could provide for a parkland buffer between the proposed development edge and the CAONB. This could include a compensatory SANGS area. The site is of a strategic scale to create a mixed use urban extension to Hemel Hempstead and deliver associated supporting services and infrastructure, and improved public and private transport. It may be of a sufficient size to promote a district heating scheme. The land is reasonably well related to employment and</p>

	retailing opportunities within and around the Maylands Business Park and existing nearby local centres (Woodhall Farm and Henry Wells Square).
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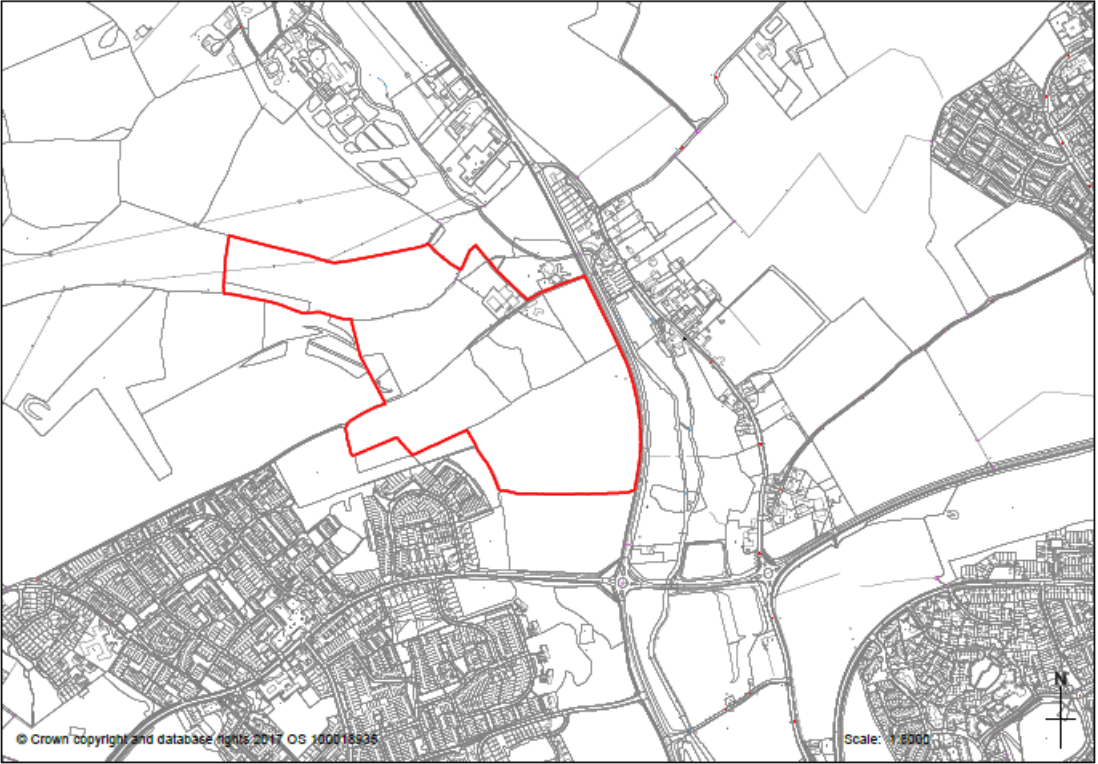
Site Reference	HH-h1b
Site Information	
Site Address:	North Hemel Hempstead (Phases 1 and 2)
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:19000</p>	
Area (ha) (gross)	422 hectares
Current Use(s)	Agriculture, woodland and farm buildings
Proposed Use(s)	A mixed use residentially led new community.
Potential housing capacity / density (dwellings per hectare)	4,500 homes at 30 dwellings per hectare. The Crown Estate is in discussions with a range of adjoining landowners regarding site assembly and delivery.

Promoted by	Landowner	(of part) The Crown Estate
	Agent / developer	Sellwood Planning
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	HH-A1
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Neighbourhood
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	The Crown Estate (TCE) owns the freehold of the majority of phase 1. TCE is in discussion with a range of adjoining landowners regarding land assembly and delivery of the larger (phase 2) site.	
Affects key environmental designation(s)?	Heritage	Adjoins Piccotts End Conservation Area and Area of Archaeological Significance. Contains a number of Listed Buildings.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. Includes and lies close to areas of Ancient Woodland.

	Other(s)	<ul style="list-style-type: none"> Grade 3 agricultural land. A high pressure gas mains buffer zone runs approximately east-west across the northern edge of the site. An oil pipeline buffer zone runs north-south on the St Albans side of the borough boundary. 								
Timescale	Not known	-								
	0-5 years	Yes								
	6-10 years	Yes								
	11-15 years	Yes								
	16+ years	Yes								
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
					100	300	300	300	300	300
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37
	300	300	300	300	300	300	300	300	300	200
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> Primary school Secondary school Health facilities Bus loop On and off-site road improvements 2 Local Centres 2 Community Centres / Halls Full range of open space Local Employment in local centres New link road between Leighton Buzzard Road and Redbourn Road 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> Bus loop Cycle/ footpath links On-site road improvements Off-site road improvements Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									

Site Assessment Conclusions	
<p>On and/or off-site compensatory environmental improvements (Green Belt sites only)</p>	<p>The promoter considers that the proposal could create a parkland buffer between the proposed development edge and the AONB. This could include a compensatory SANGS area.</p>
<p>Key land use issues raised</p>	<p>Substantial loss of Green Belt land and major northward expansion of Hemel Hempstead towards Redbourn and into open countryside that partly falls in St Albans district. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. Potential encroachment/merger of the urban area of Hemel Hempstead with Piccotts End. Furthermore, possible effects on CAONB, the setting of Piccotts End Conservation Area, Listed Buildings, Ancient Woodland, and the Chilterns Beechwoods SAC. The latter may require a Habitat Regulations Assessment (Appropriate Assessment) at this stage which could highlight the need for the provision of Suitable Alternative Natural Greenspace (SANGS) to help take some of the recreational pressure off the SAC. New development will need to respect the conservation area and the key views across the Gade Valley. Main access points can be secured from Leighton Buzzard Road and Redbourn Road. Large-scale development will place significant pressure on local infrastructure, particularly schooling and highways, and cumulatively in conjunction with growth on the north eastern side of Hemel Hempstead in St Albans district (i.e. the Gorhambury development). Lead-in period required to secure land assembly and prepare site for delivery. Thus Phase 2 may deliver beyond the Plan period. The part of site that falls in St Albans district will require joint working to secure this element of the scheme. However, proposal offers opportunity to create a new planned neighbourhood expansion of the town with associated local services and facilities. It is of a size to deliver large-scale infrastructure and contribute to improving transport links, particularly through exploring the potential to create an east-west link road (connecting Redbourn Road with Leighton Buzzard Road).</p> <p>The layout of the development will need to take account of the gas mains buffer zone (and potentially the oil pipeline buffer zone if development extends into the St Albans district).</p>

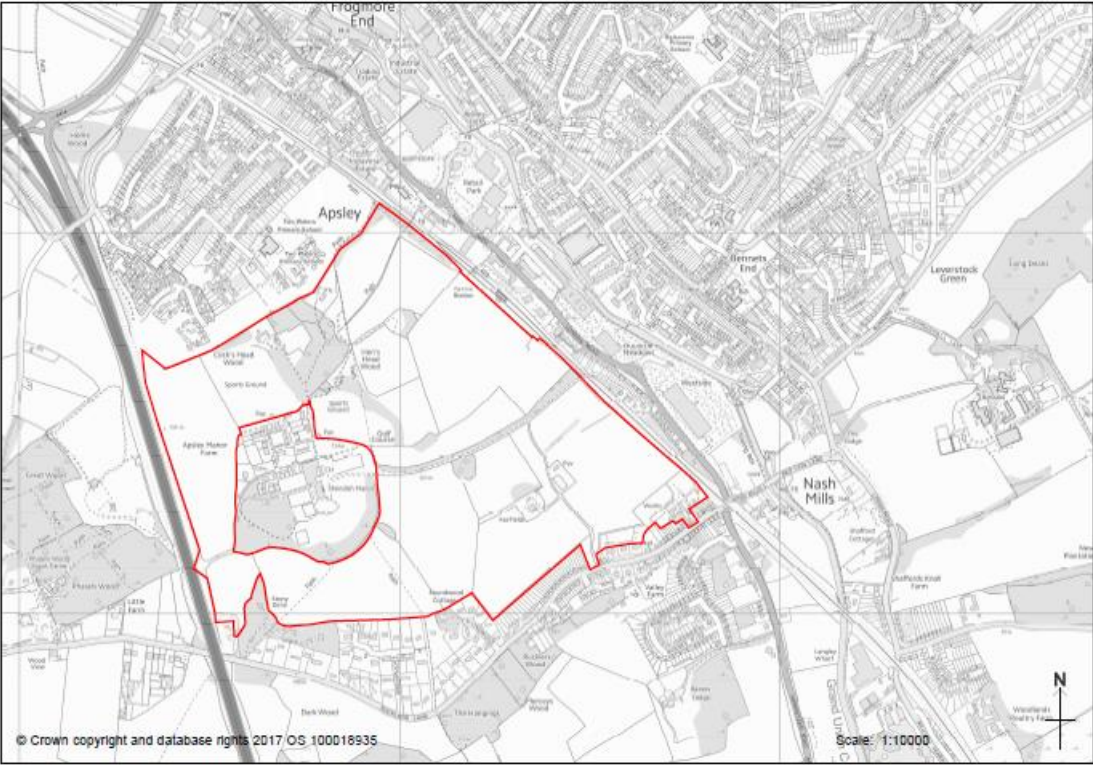
<p>Sustainability Conclusion</p>	<p>Significant loss of greenfield land and potential impact on CAONB, Ancient Woodland, built heritage and archaeology. Development could affect the Chilterns Beechwoods SAC which may require the provision of SANGS to help take some of the recreational pressure off the SAC. The scheme could provide for a parkland buffer between the proposed development edge and the CAONB. This could include a compensatory SANGS area. The site is of a strategic scale to create a sustainable mixed use urban extension to Hemel Hempstead and deliver associated supporting services and infrastructure, and improved public and private transport. It may be of a sufficient size to promote a district heating scheme. The land is reasonably well related to employment and retailing opportunities within and around the Maylands Business Park and existing local centres (Woodhall Farm and Henry Wells Square).</p>
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Site Reference	HH-h2
Site Information	
Site Address:	North of Gadebridge (Land at Piccotts End)
	
Area (ha) (gross)	26.6
Current Use(s)	Agriculture
Proposed Use(s)	Residential
Potential housing capacity / density (dwellings per hectare)	c.440 dwellings

Promoted by	Landowner	-
	Agent / developer	Rodway Planning Consultancy on behalf of Fairfax Acquisitions
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	HH-A5
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	Medium - high
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Strategic
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Mr Anthony Foster	
Affects key environmental designation(s)?	Heritage	The site is within an Area of Archaeological Significance. It is not within Piccotts End Conservation Area. There is a Scheduled Ancient Monument to the south of the site - Gadebridge Roman Villa.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	Yes. The north eastern corner of the site falls within the floodplain.

	Ecology										To be confirmed. Lies adjacent to two wildlife sites. Lies close to an Ancient Woodland to the west.
	Other(s)										<ul style="list-style-type: none"> Existing Public Right of Way crosses the site. Grade 3 agricultural land. Part of the site falls within a Groundwater Protection Zone (inner zone).
Timescale	Not known										-
	0-5 years										Yes
	6-10 years										-
	11-15 years										-
	16+ years										-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
		150	150	150							
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> A bus loop could be incorporated into the design. Cycle and footpath links could be retained and enhanced. Off-site and on-site road improvements / infrastructure could be provided following consultation with the Highway Authority. Fairfax is committed to providing a MUGA on site. Fairfax could also consider the provision of a skate park and/or BMX track on-site. Fairfax would expect
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> Bus loop Cycle/ footpath links On-site road improvements Off-site road improvements Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										

		to provide financial contributions specifically to regenerate existing nearby services and facilities located within the residential estate to the west.
Site Assessment Conclusions		
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed. The promoter has undertaken early work on this.	
Key land use issues raised	<p>Significant loss of Green Belt land and major northward expansion of Hemel Hempstead along the Gade Valley into open countryside. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. The site is within an Area of Archaeological Significance and a Scheduled Ancient Monument lies to the south of the site. Larger-scale development will place pressure on local infrastructure, particularly schooling and highways. However, proposal offers opportunity to create a new planned expansion to the Gadebridge neighbourhood, although there is the need to secure improved foot and cycle linkages with it. Direct road access could be secured from Leighton Buzzard Road. It is of a size to deliver a modest range of on-site facilities.</p> <p>A small area of the site falls within the floodplain and therefore this factor will need to be considered as part of the design and layout of the site.</p>	
Sustainability Conclusion	<p>Major loss of greenfield land. Potential impact on archaeology. The promoter is suggesting that a potential buffer could be provided to protect harm to the latter. The development will need to take account of its location within a Groundwater Protection Zone and proximity to wildlife sites. The site is of a sufficient scale to secure a reasonable mix of local facilities and infrastructure. The land is reasonably close to Gadebridge Local Centre and other local facilities, but foot/cycle connections will need to be improved to access these appropriately. The site benefits from convenient links to the town centre and the Maylands Business Park, although it is located a distance from these. There may be potential to provide for a bus loop.</p>	

Site Reference	HH-h3
Site Information	
Site Address:	Land at Shendish, London Road
	
Area (ha) (gross)	95ha (estimated developable area of site 65ha)
Current Use(s)	<p>The promoter states:</p> <p>The main land uses on the site comprise Shendish Manor Golf Course (which is located in the centre of the site and will be retained), Fairfield's buildings and land associated with the existing agricultural use. The site also includes the existing access drive from London Road over the main line railway and an access onto Ruckler's Lane. There are also pockets of development on the fringes of the site, which include the Piling Bodyshop and associated buildings. Shendish Manor and associated outbuildings currently operate as a hotel, located centrally within the parcel of land but excluded from the actual proposed allocation (see site location plan). This area not to be allocated also includes Apsley Manor Farmhouse and the Golf Club building.</p>
Proposed Use(s)	Residential dwellings to include affordable housing, primary school, and potentially 2ha of employment use, retention of 9 hole golf course and public open space

Potential housing capacity / density (dwellings per hectare)	900 homes at varying densities on selected land parcels within the site, currently envisaged to range from c.30 - 40 dph	
Submitted by (insert name)	Landowner	W Lamb Ltd who represents the owners of land holdings at Fairfields, Shendish Manor and Porters Field.
	Agent / developer	Boyer Planning Ltd
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	D-S3
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Part of the site was recommended for further assessment and it is subject to some constraints.
	Summary of landscape appraisal (landscape sensitivity)	Medium-high
b) SHLAA conclusions:	SHLAA reference	APS54
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	28ha
	SHLAA adjusted capacity	986
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Neighbourhood
	Greenfield / PDL / Mixed	Mixed
	In settlement / settlement edge / countryside	Settlement edge / Countryside
	Green Belt / Rural Area / CAONB	Green Belt
Ownership interest	Owner / developer option / speculative / not known	Representative of owners.

Affects key environmental designation(s)?	Heritage	<p>The promoter states:</p> <p>There are two Grade II listed buildings (Apsley Manor Farmhouse and Shendish House) at Shendish Manor on land excluded but surrounded by the proposed allocation.</p> <p>Part of Shendish Manor (excluded from the proposed allocation) is a Locally Registered Park and Garden.</p> <p>Areas of the site are identified as having the potential to be archaeologically significant (Area of Archaeological Significance Site 52 Apsley Manor, A41).</p>
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.

	Other	<p>Trees – the site contains a significant number of mature trees. Adjacent to Shendish Manor, the trees are covered by TPOs. Trees adjacent to the Manor will be important to preserve the setting of the historic property.</p> <p>Topography – The site falls steeply from the west to the eastern boundaries. The existing Manor and surrounding buildings have a prominent position within the landscape, located at a high point.</p> <p>Grade 3 agricultural land.</p> <p>The site falls within a Sand and Gravel Belt (minerals consultation area).</p> <p>The site falls within Groundwater Protection Zone 2.</p>									
Timescale	Not known										-
	0-5 years										Yes
	6-10 years										Yes
	11-15 years										-
	16+ years										-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
				50	100	150	150	150	150	150	150
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Primary school • Potentially improved access route onto London Road and controlled crossing over the railway bridge. New access from Rucklers Lane. • New pedestrian link to station and cycle links to adjacent development. • Potential for bus loop to be negotiated.
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements 										
	Local store / other retail										
Community hall / leisure space											

	Park / playing pitches / allotments / MUGAs	<ul style="list-style-type: none"> • Retained 9 hole golf course. • Public open space • 2ha of employment uses – as yet not defined.
	Employment floorspace (A2 / B1 / B2 / B8)	
	Other	

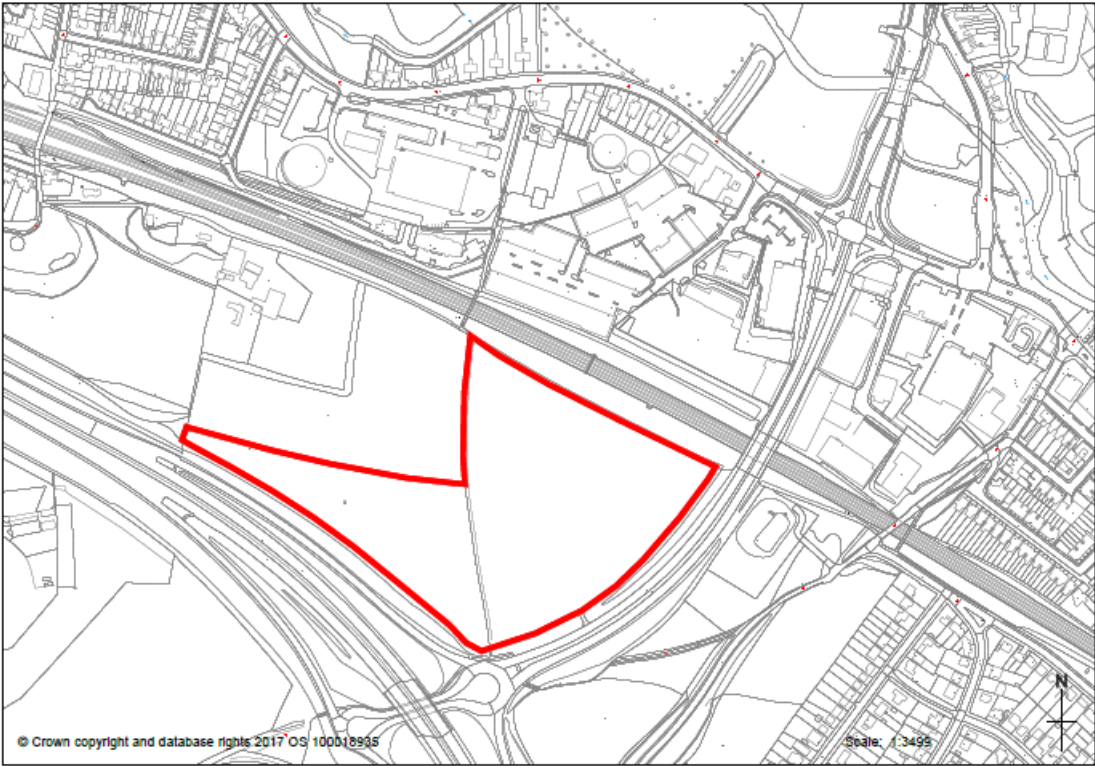
Site Assessment Conclusions

Key land use issues raised	<p>Significant loss of Green Belt land. Major southward expansion of Hemel Hempstead along the Gade Valley into open countryside towards Rucklers Lane. Only eastern section of the land is recommended in the Stage 2 Green Belt review for further assessment for a boundary amendment. The site has extensive tree coverage (protected by TPO). It borders Shendish Manor which is Listed and also enjoys an attractive parkland setting (locally Registered Park or Garden of Historic Interest), although the golf course is proposed to be retained (but likely to be reduced in area). New development will need to respect the site's valley side setting. Direct access already exists onto London Road, but this is currently poor and would need upgrading. The promoter suggests that improvements could also include the railway bridge crossing and potentially a new access from Rucklers Lane. These improvements would require further scrutiny. Potential to explore pedestrian links to adjoining residential development. Larger-scale development will place pressure on local infrastructure, particularly schooling and highways. However, the scheme could also deliver a range of new community and commercial facilities.</p>
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Sustainability Conclusion	<p>Significant loss of greenfield land. Potential impact on the parkland setting (and tree coverage), built heritage of Shendish Manor/Apsley Farmhouse and archaeology. The development will need to take account of its location within a Groundwater Protection Zone. Access to site would need to be significantly upgraded to accommodate large-scale development, including off-site improvements. The full site is of a scale to deliver associated supporting services and infrastructure, and improved public and private transport. It has a relatively high level of accessibility given its close proximity to Apsley Station and London Road. The latter provides access to a range of local retail and employment opportunities. Potential to improve pedestrian and cycle links, particularly to Apsley Station.</p>
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EMPLOYMENT

Hemel Hempstead

Site Reference	HH-e1
Site Information	
Site Address:	Land east of A41 at Felden
	
Area (ha) (gross)	5.56
Current Use(s)	Agriculture
Proposed Use(s)	Employment
Potential housing capacity / density (dwellings per hectare)	-

Promoted by	Landowner	Felden Park Farms Ltd
	Agent / developer	Bidwells
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	HH-A11
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	More constrained area, part of which was recommended for further assessment, but not including this site.
	Summary of landscape appraisal (landscape sensitivity)	High
b) SHLAA conclusions:	SHLAA reference	APS/1
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	5.4
	SHLAA adjusted capacity	135
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	-
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Felden Park Farms Ltd	
	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. Lies close to 'Roughdown Common' SSSI and wildlife site.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	-
	11-15 years	-
	16+ years	-

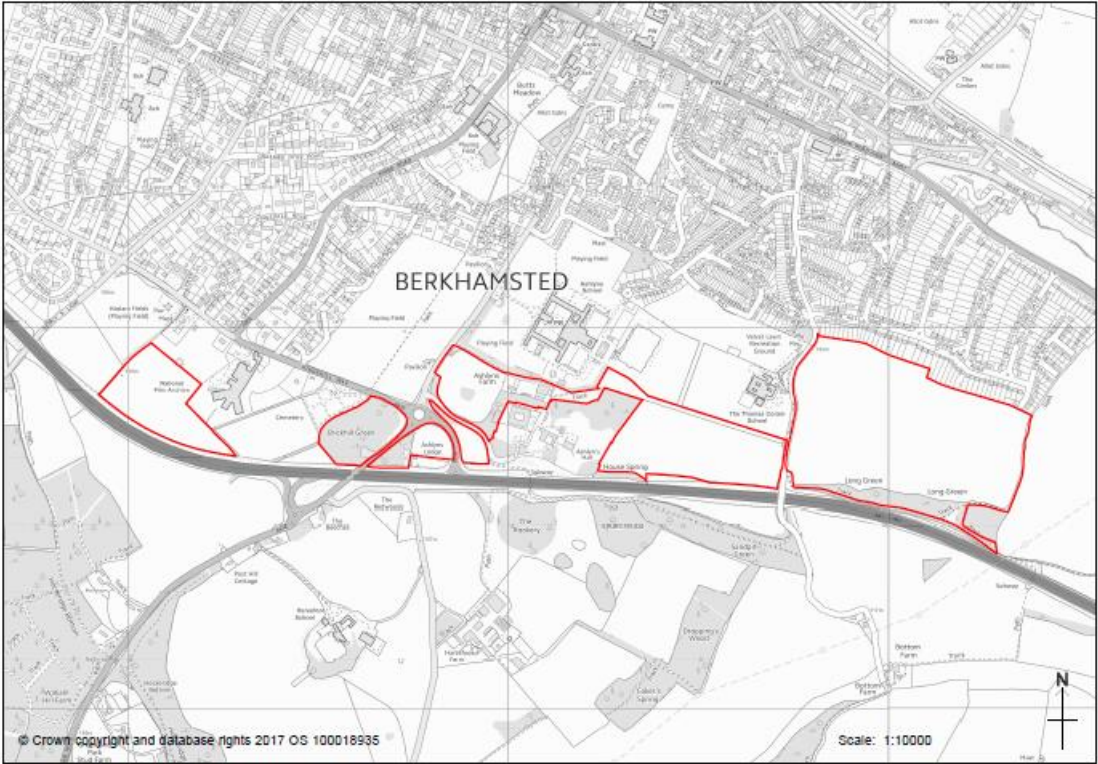
Estimated delivery programme (homes per annum)		17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
		27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school	This will need to be confirmed. However, the promoter is suggesting B1 office/light industrial smaller units of around 2,500 sq ft making allowance for site topography and landscape enhancement and assuming 50% site coverage at 15,000 sq ft.									
	Secondary school										
	Health facilities										
	Transport infrastructure: • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (B1)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter is suggesting: <ul style="list-style-type: none"> • landscape enhancement; • improved public accessibility by providing public car park within the scheme; and • improvements to public footpaths around the nature reserve allowing disabled access (subject to agreement with the Boxmoor Trust). 										
Key land use issues raised	Loss of Green Belt land and encroachment of built development into wider open countryside on the edge of the town. The site is not recommended in the Stage 2 Green Belt review for further assessment for a boundary amendment. Site isolated from built-up area by mainline railway and A41 slip road. Given its location and likely environmental conditions, the site would appear to be a better location for employment uses if required to meet demand over the Plan period, and subject to securing satisfactory access arrangements. Further work is required to establish where road access should come from. The promoter is seeking smaller office/light industrial units. However, the site is unlikely to be										

	<p>commercially attractive for major office or strategic warehousing development. Instead, development would probably involve flexible medium and small units catering for the local market (B1, B2 and B8 uses). Estimated floorspace is around 20,000 sq. metres.</p>
<p>Sustainability Conclusion</p>	<p>Loss of undeveloped land. Close to 'Roughdown Common' SSSI and wildlife site. Potential need to mitigate impact of traffic and railway line on occupiers. While potentially close to amenities and mainline station, general accessibility of site appears restricted. Therefore, road and foot access would need to be improved. Any suggested access improvements around the nature reserve will need to be carefully assessed and justified.</p>

BERKHAMSTED

RESIDENTIAL

Green Belt to Residential

Site Reference	Be-h1
Site Information	
Site Address:	Land south of Berkhamsted
	
Area (ha) (gross)	43.36
Current Use(s)	Greenfield land and Ashlyns Farm which has residential consent
Proposed Use(s)	A mix to include Residential (C3), office (B1), education (D1), GP surgery (D1), Community Centre (D1), Village Centre with Retail (A1), cafe (A1) and pub (A4)
Potential housing capacity / density (dwellings per hectare)	c.970 (Currently circa 35dph across the site (on developable area))

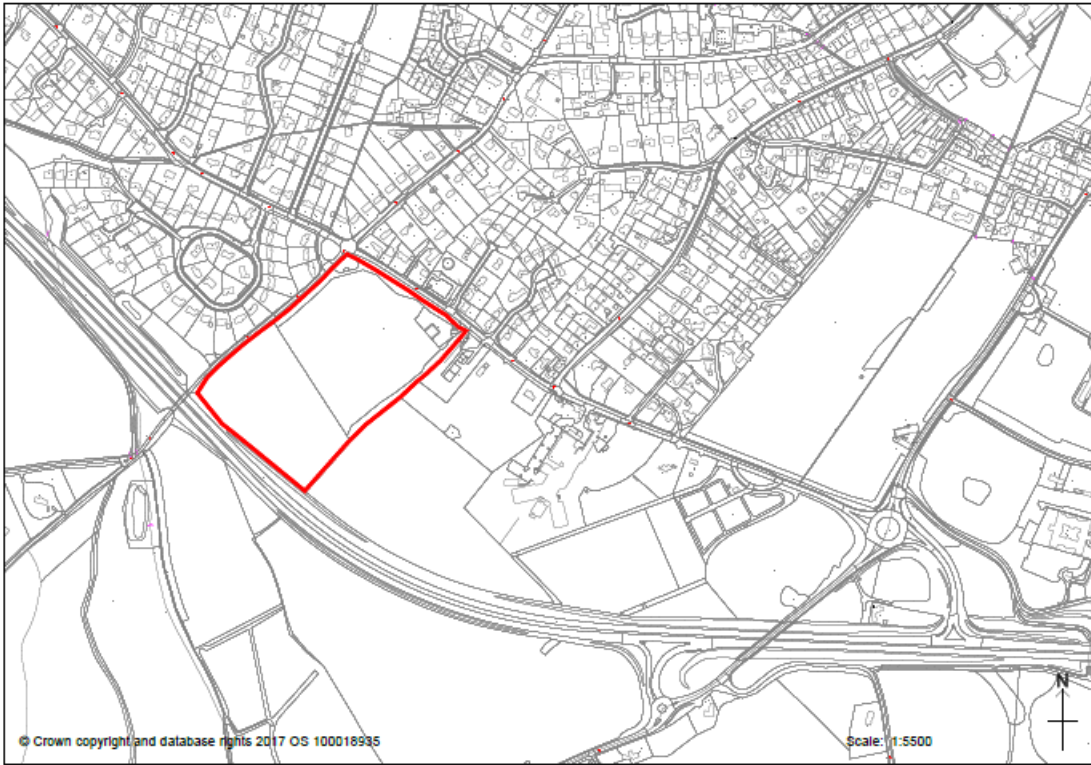
Promoted by	Landowner	GUI Ltd
	Agent / developer	Savills (UK) Ltd
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	D-S2a / D-S2b
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	D-S2a – medium – low D-S2b - medium
b) SHLAA conclusions:	SHLAA reference	BE23
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	35.92ha
	SHLAA adjusted capacity	800
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Neighbourhood
	Greenfield / PDL / Mixed	Greenfield / PDL (Ashlyns Farm)
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Single Freehold Ownership – GUI Ltd	
Affects key environmental designation(s)?	Heritage	An Area of Archaeological Significance affects part of one of the smaller parcels of land.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	TPO fringe of western parcel (4.64 ha). Wildlife Site on two locations.
	Other(s)	Grade 3 agricultural land / Urban Land.
Timescale	Not known	-

	0-5 years		Yes							
	6-10 years		-							
	11-15 years		-							
	16+ years		-							
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
			140	200	200	200	200	30		
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Land provision for up to 2FE primary school (and nursery) • Bus Loop • Cycle/ footpaths links • On-site road improvements • Off-site road improvements • Other • New east-west road link assisting parallel congestion relief and bus loop • Local store in new Village centre • Community Centre / Sports Pavilion • Playing pitches with changing rooms • A2 & B1 Office space • The setting up and seed funding of a sustainable community trust to manage settlement property / woodland / common areas 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Enhanced pedestrian links to Green Belt over A41 into retained GB • Designation of areas of the landholding as public open space or managed woodland with management through the Community Trust (to be established, see 									

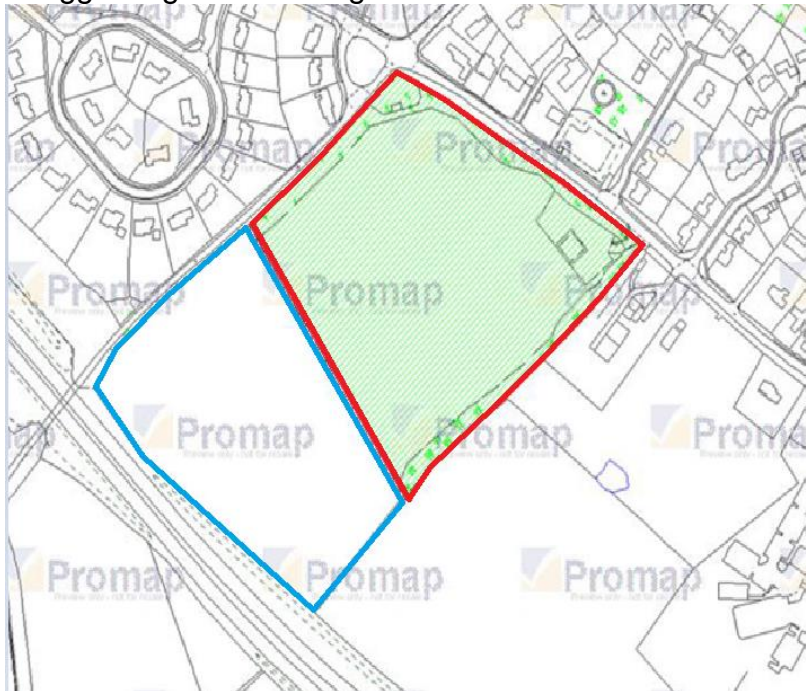
	<p>above), improving access and integration of woodland in the site.</p> <ul style="list-style-type: none"> • Enhanced ecological features including bird/bat boxes to encourage wildlife in hedgerows and woodland • Minimise disturbance to identified areas of ecological value • SUDs integration within landscaping • Formation of new landscape acoustic buffers along A41
<p>Key land use issues raised</p>	<p>Proposal involves a number of parcels of land running east-west on the southern edge of Berkhamsted immediately north of the A41. Substantial loss of Green Belt land and major southward expansion of the town on the open upper valley sides up to the A41. New development will need to respect the site's valley side location. The land is not well related to existing services and facilities in the town centre. Large-scale development will place significant pressure on local infrastructure, particularly schooling and the local highway network. The ability of these roads to accommodate additional traffic should be tested, particularly Swing Gate Lane and any potential to upgrade it. Capacity of Shootersway / Kingshill Way junction and other local junctions will need to be confirmed, especially given cumulative impact of existing and other promoted development. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and the A41 would represent a strong defensible Green Belt boundary. Size of the proposal means that there is scope to provide for a significant amount of land for compensatory measures. The proposal offers opportunity to create a new planned neighbourhood expansion of the town with a range of associated local services and facilities. It is of a size to deliver larger-scale infrastructure and contribute to improving transport links through the creation of an east-west link road (connecting Swing Gate Lane with Chesham Road), although this will need to be tested. It also allows potential to secure a range of social, leisure and community facilities. Potential linkages with B-h2 could be explored.</p>
<p>Sustainability Conclusion</p>	<p>Significant loss of greenfield land. Any development needs to take into account the potential impact on heritage and wildlife sites within the site. Site is on the immediate edge of town but valley location means it sits at a distance from key services and facilities, although it is directly adjacent to a primary and secondary school. Its valley ridge location would generally discourage movements by foot and cycle. Furthermore, impact of additional traffic on Northchurch High Street to be</p>

	<p>considered given that it is identified as an AQMA. However, the land is of a strategic scale to deliver associated supporting services and infrastructure, and improved public and private transport. The scheme could provide for new community (including a new primary school) and leisure facilities, a small local centre and a modest level of employment floorspace. A bus loop service could be provided to further improve connectivity to the town and reduce car dependency. Any scheme could also improve general accessibility across the land through new cycle and pedestrian links. There is scope for additional open space and net biodiversity benefits through a landscaping strategy and enhanced woodland and green infrastructure areas.</p>
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Site Reference	Be-h2
<i>Site Information</i>	
Site Address:	Haslam Fields, Shootersway



The promoter is suggesting the following:



red area: proposed housing allocation

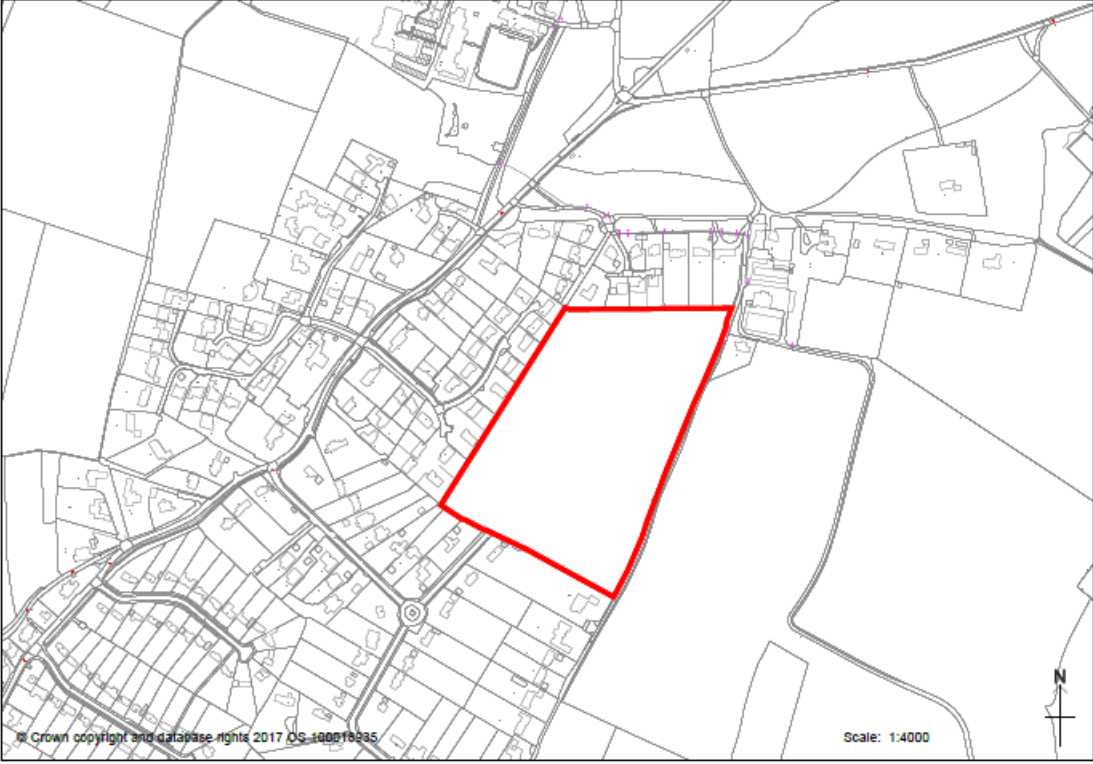
blue area: adjoining land , potential for biodiversity/public open land

Area (ha) (gross)	3. 8 hectares (red housing) 2.7 hectares (blue biodiversity)
Current Use(s)	School playing fields fronting Shootersway, unused field at rear to bypass

Proposed Use(s)	Housing allocation front, public open land/wildlife/walking field/biodiversity at rear to be agreed in consultation	
Potential housing capacity / density (dwellings per hectare)	Depending on density it could deliver between 80 (21dph) and 100 dwellings (26dph)	
Promoted by	Landowner	Berkhamsted Schools Group
	Agent / developer	Aitchison Raffety
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	DS2a
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium - low
b) SHLAA conclusions:	SHLAA reference	BW/2
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	6.5 ha
	SHLAA adjusted capacity	195
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Berkhamsted Schools Group	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-

	Floodplain (Zones 3a and 3b)										-
	Ecology										To be confirmed. Opportunities to enhance rear blue land to provide biodiversity gain.
	Other(s)										Grade 3 agricultural land.
Timescale	Not known										-
	0-5 years										Yes
	6-10 years										-
	11-15 years										-
	16+ years										-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
				20	40/50	20/30					
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Contributions if appropriate towards local highway improvements. • Current playing pitches relocated and enhanced at Haresfoot campus.
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)				<p>The promoter is indicating that there is an opportunity for public access to rear land as wildlife/walking field/open land/biodiversity enhancement. Sports provision could be relocated and enhanced at the Haresfoot campus.</p>							

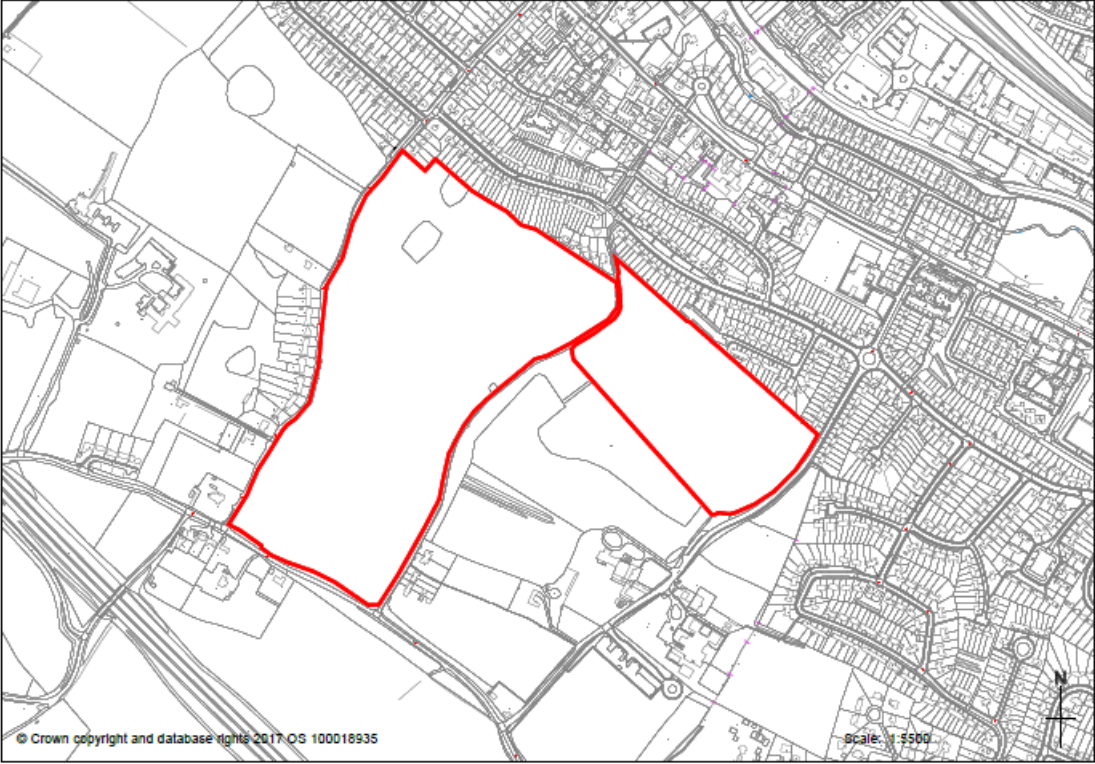
<p>Key land use issues raised</p>	<p>Loss of Green Belt land and encroachment of built development into wider open land on the edge of the town along Shootersway. Only the northern parcel of land is being offered for development. There would also be the loss of a local school playing field. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment and the A41 would provide for a long-term defensible boundary. It also sits between housing allocation LA4 to the east and existing housing to the west. Access could be secured on to Shootersway, but capacity of Shootersway / Kingshill Way junction will need to be confirmed, especially given cumulative impact of existing and other promoted development. There is scope to replace the playing pitches at the School's Haresfoot campus. Potential linkages with B-h1 could be explored.</p>
<p>Sustainability Conclusion</p>	<p>Loss of undeveloped land. Remaining land not intended to be developed could act as a buffer to the development (and A41), and may have potential as public open space. Opportunities available to enhance this land to provide some biodiversity gain. Outside this benefit there is limited scope to secure additional facilities. Moderate accessibility to local schools although more distant from town centre and local employment opportunities given its valley ridge location. However, while the immediate vicinity of the site is flat its valley ridge location would generally discourage movements by foot and cycle.</p>

Site Reference	Be-h3
Site Information	
Site Address:	Land at Ivy House Lane
 <p>© Crown copyright and database rights 2017 OS 100016935 Scale: 1:4000</p>	
Area (ha) (gross)	5.3ha
Current Use(s)	Arable land
Proposed Use(s)	Residential
Potential housing capacity / density (dwellings per hectare)	Up to 150 at 30dph

Promoted by	Landowner	-
	Agent / developer	European Land
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A7
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	BC14
	Accepted (A) / Rejected (R)	Accepted (GB)
	SHLAA adjusted site area	5.30 ha
	SHLAA adjusted capacity	125
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt Adjacent to CAONB
Landownership details	Euan McDonald & Ms Sheila Mitchel	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	Adjacent to CAONB. The promoter has undertaken a landscape appraisal. They consider that with suitable design and mitigation any adverse landscape effects on the setting of the Chilterns AONB could be minimised.
	Floodplain (Zones 3a and 3b)	-

	Ecology	To be confirmed.										
	Other(s)	Grade 3 agricultural land/Urban Land.										
Timescale	Not known	-										
	0-5 years	Yes										
	6-10 years	-										
	11-15 years	-										
	16+ years	-										
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27		
				50	50	50						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36			
Potential new infrastructure provision	Primary school											
	Secondary school											
	Health facilities											
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 											
	Local store / other retail											
	Community hall / leisure space											
	Park / playing pitches / allotments / MUGAs											
	Employment floorspace (A2 / B1 / B2 / B8)											
	Other											
The promoter is suggesting the following: <ul style="list-style-type: none"> • Cycle/footpath links. 												
Site Assessment Conclusions												
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.											
Key land use issues raised	Loss of Green Belt land and encroachment of built development into wider open countryside on the eastern edge of the town. Location also forms part of an											

	<p>attractive, dry valley feature that continues into the adjoining land to the east. New development will need to respect the site's valley-side location. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and is surrounded by development to the north, west and south. Ivy House Lane could act as a logical long-term defensible boundary. This boundary is important given that it lies adjacent to the CAONB. Primary access could be secured on to Ivy House Lane, but this is a rural lane that would require considerable upgrading to accommodate any new development. The promoter also consider an alternative access to be feasible through the adjoining neighbourhood. The suitability of any new access arrangement will need to be assessed. The development offers only modest opportunities to secure new infrastructure.</p>
<p>Sustainability Conclusion</p>	<p>Loss of undeveloped land. Potential impact on adjoining CAONB will need to be carefully considered and mitigated in terms of design, layout and landscaping. The site is generally poorly related to local facilities owing to its valley side location, and existing gradient would discourage walking and cycling. Given steep topography of site, surface water run-off will need to be appropriately managed.</p>

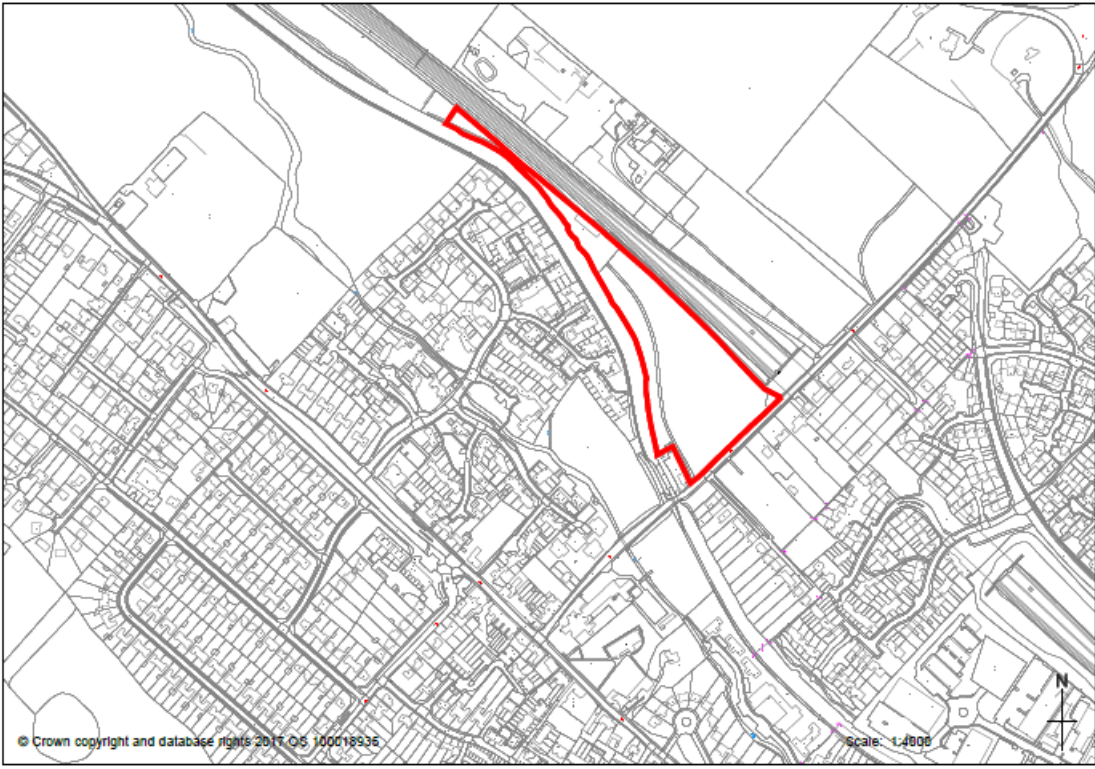
Site Reference	Be-h4
Site Information	
Site Address:	Land between Durrants Lane / Darrs Lane / Bell Lane (two sites)
	
Area (ha) (gross)	c. 21.9 ha
Current Use(s)	Agricultural use
Proposed Use(s)	<p>Residential use including affordable housing, specialist housing and public open space. Potential land for education uses, healthcare facilities, community facilities, country park and/or open space.</p> <p>The promoter advises that the site is constrained by the steep slope towards its northern extent which would make it difficult to locate built development there. This would leave a large area of undeveloped land which could be used to provide community facilities (such as open space, sports and play facilities) or compensatory measures.</p> <p>The promoter has been in discussions with the nearby hospice to understand whether there is anything that could be delivered on the site that would</p>

	<p>be of assistance to them. It is their understanding that low cost housing for staff at the hospice is desirable.</p> <p>The promoter is suggesting that residential dwellings and other forms of development could be located to the south of the site where the land levels out and where development would be well-related to established residential and educational uses along Shootersway.</p>
<p>Potential housing capacity / density (dwellings per hectare)</p>	<p>The promoter is advising that:</p> <p>Capacity will depend on the approach to the masterplanning of the site which in turn will require technical assessment of the site's constraints and opportunities.</p> <p>If housing is to be located towards the lower parts of the slope (abutting the existing development along Granville Road and Westfield Road) then the promoter considers that capacity could be around 200 – 225 dwellings (based on a 10 hectare area of which 75% developable, 30 dwellings per hectare).</p> <p>If housing is to be located at the top of the slope where the land levels off, capacity could be around 100 – 125 (based on a 5 hectare area of which 75% developable, 30 dwellings per hectare).</p>

Promoted by	Landowner	Taylor Wimpey
	Agent / developer	Pegasus Group / Taylor Wimpey
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A12
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	The site was not identified within the sub area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium - low
b) SHLAA conclusions:	SHLAA reference	N15 and N/3
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	N15 - 4.0 N/3 - 3.3
	SHLAA adjusted capacity	N15 – 100 N/3 - 160
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details		
Affects key environmental designation(s)?	Heritage	Grim's Ditch SAM bisects the site towards the top of the slope. It also falls within an Area of Archaeological Significance.
	Landscape (e.g. CAONB)	Western edge of the site lies adjacent to the CAONB.
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.
	Other(s)	Grade 3 agricultural land.

Timescale	Not known						-			
	0-5 years						-			
	6-10 years						Yes			
	11-15 years						-			
	16+ years						-			
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
							50	50	50	50
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
	25									
Potential new infrastructure provision	Primary school						<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Potential to provide a primary school at the site if required. • Contributions to secondary schooling if required. • Potential to provide a clinic on site in discussion with the CCG. • Creation of new cycle and footway links through the site and to the surrounding area. • Potential for improvements to Darrs Lane and Bell Lane to improve pedestrian access to locations such as the hospice • Potential support for a bus service to serve this part of Berkhamsted. • Potential to deliver a significant amount of open space and community facilities. 			
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
Other										
Site Assessment Conclusions										
On and/or off-site compensatory environmental	<p>The promoter considers that:</p> <p>On-site compensatory measures could include the</p>									

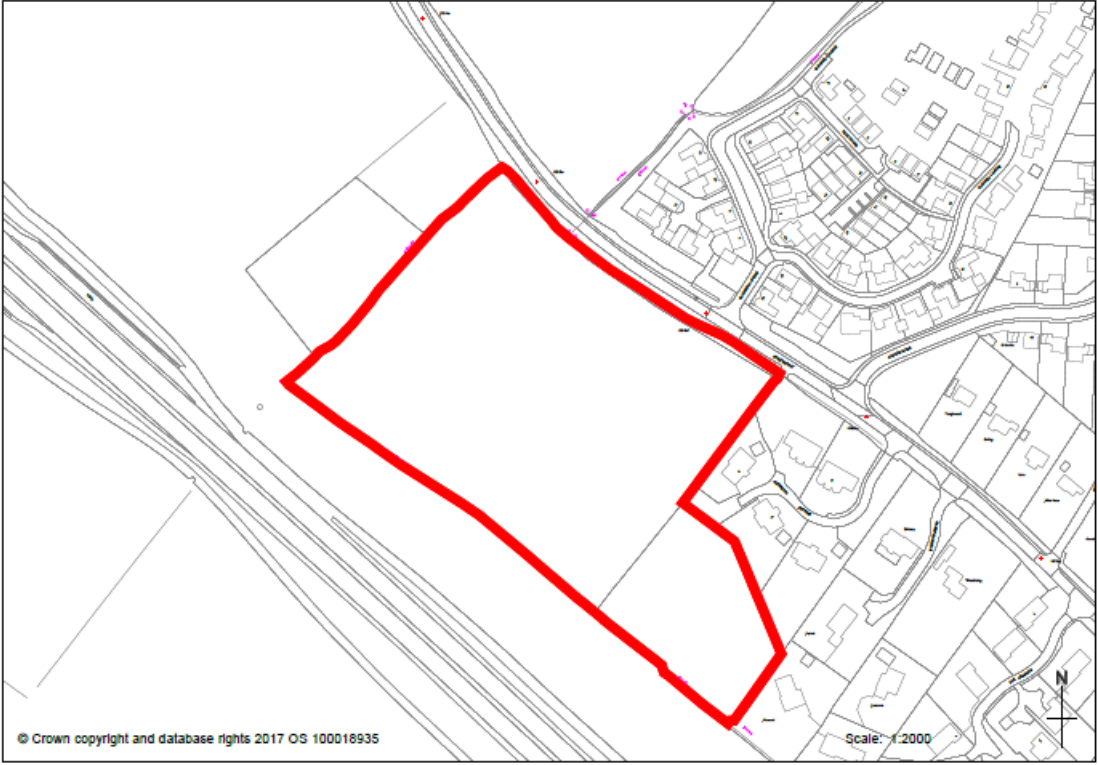
<p>improvements (Green Belt sites only)</p>	<p>creation of a country park, footpaths throughout the site, ecological enhancements, new landscaping, heritage features and facilities for sports and recreation. This will help to widen public access to the Green Belt and the countryside more generally. The size of the site means there is potential to provide a significant amount of land for compensatory measures.</p>
<p>Key land use issues raised</p>	<p>Both parcels of land will lead to a significant loss of the Green Belt on prominent sites on the open valley side. New development will need to respect this valley side location. The two sites were not identified as areas to be recommended for further assessment as boundary amendments in the Stage 2 Green Belt study. The western parcel lies adjacent to the CAONB and is affected by archaeology (Grim's Ditch). The latter is likely to reduce the developable area. However, size of proposal means there is scope to provide for a large amount of land for compensatory measures and to improve general accessibility, possibly to the Hospice of St Francis. It also allows potential to secure a range of social, leisure and community facilities. Access can be secured from existing roads, but Bell Lane and Darr's Lane are rural in nature and will require significant upgrading in order to adequately accommodate new traffic. The suitability of any new access arrangement will need to be assessed. Cumulative impact of this and other potential sites on the capacity of Shootersway / Kingshill Way junction and other local junctions will need to be tested.</p>
<p>Sustainability Conclusion</p>	<p>Significant loss of greenfield sites. Site on periphery of town at a distance from main bus routes, shops and schools. Northchurch High Street is identified as an AQMA and additional traffic could impact on this. However, site is of a scale to secure a potential range of social, community and leisure facilities, open space, ecological enhancements, and new landscaping. It could possibly also help support a bus service to serve this part of Northchurch. Valley location would reduce potential for cycling and walking, but there is scope to improve and widen general linkages across the land, possibly to the Hospice, and the wider countryside. Need to mitigate any potential impact on the adjoining CAONB, and important archaeological remains. Given steep topography of site, surface water run-off will need to be appropriately managed.</p>

Site Reference	Be-h5
Site Information	
Site Address:	Land at Lockfield, New Road, Northchurch
	
Area (ha) (gross)	2.35
Current Use(s)	Vacant land with part of land being previously used by the Sea Cadets including a now derelict meeting hall.
Proposed Use(s)	Housing
Potential housing capacity / density (dwellings per hectare)	Circa 60 units - 25.6 dwellings per hectare

Promoted by	Landowner	Peter Alexander Investments Limited & Park Securities Limited
	Agent / developer	Les West Planning for Cala Homes
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A1
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	The site was not identified within the sub-area area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	N16
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	1.25
	SHLAA adjusted capacity	50
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Mixed
	In settlement / settlement edge / countryside	Edge of settlement
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Peter Alexander Investments Limited & Park Securities Limited	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.

	Other(s)	Grade 3 agricultural land.									
Timescale	Not known	-									
	0-5 years	Yes									
	6-10 years	-									
	11-15 years	-									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
		20	30	10							
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
Other											
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter is suggesting off site traffic management improvements including assisting with air pollution.										
Key land use issues raised	Loss of mostly vacant land in the Green Belt on the valley side, although a small part of the site is developed (but currently unused). The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. New development will need to respect the site's valley-side										

	<p>location. Housing on the site could have potential impact on the character of the Grand Union Canal and the CAONB adjoining the railway line. However, site is well defined by the canal and the railway line, and the latter could establish a long-term defensible boundary. Access can be secured from New Road, but off-site road improvements likely. Quality of pedestrian access to and from the site could require upgrading.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. No immediate key ecology or heritage issues identified. The site lies relatively close to a primary school and local shopping centre, although valley location may discourage opportunities for walking and cycling. Site has relatively poor quality pedestrian access to it. Impact of additional traffic on Northchurch High Street to be considered given that it is identified as an AQMA. Noise and vibration from mainline railway will need to be mitigated. Design, layout and landscaping will require careful attention to ensure no adverse impact on CAONB and canal frontage. Limited scope to provide key services and facilities, but potential for on-site canalside walk.</p>

Site Reference	Be-h6
Site Information	
Site Address:	Land adj. to Blegberry Gardens, Shootersway
	
Area (ha) (gross)	3.5
Current Use(s)	Arable land
Proposed Use(s)	Residential
Potential housing capacity / density (dwellings per hectare)	up to 105 dwellings at 30dph

Promoted by	Landowner	-
	Developer	Crest Nicholson Chiltern
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A11
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High - low
b) SHLAA conclusions:	SHLAA reference	BW33
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	3.6
	SHLAA adjusted capacity	94
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	<ul style="list-style-type: none"> • Joanna Mary Willcox • Victoria Jane • Sarah Waite (nee Sheldon) 	
Affects key environmental designation(s)?	Heritage	Site is situated within an Area of Archaeological Significance. The Grim's Ditch Scheduled Ancient Monument is located approximately 420m to the north of the site.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. Lies adjacent to a Wildlife Site on its western boundary.

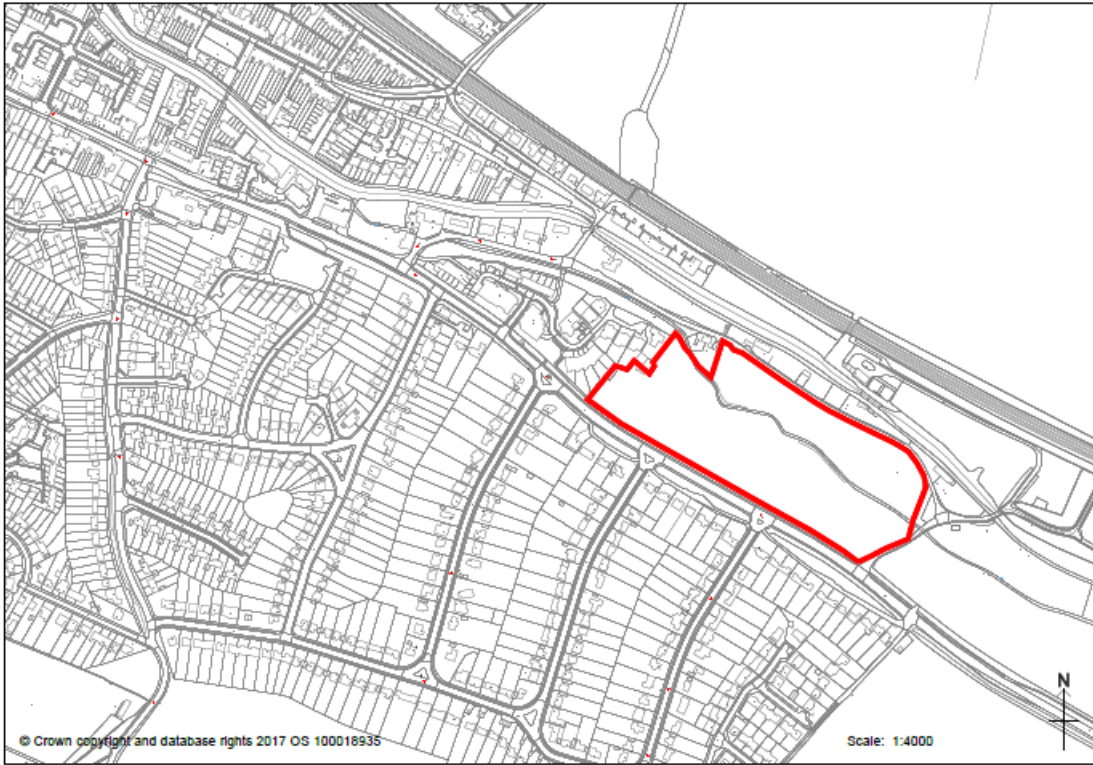
	Other(s)	<ul style="list-style-type: none"> Blegberry Gardens (to east) is subject to blanket Tree Preservation Order, which includes some trees on the eastern part of site. Grade 3 agricultural land. 								
Timescale	Not known	-								
	0-5 years	Yes								
	6-10 years	-								
	11-15 years	-								
	16+ years	-								
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
		35	45	25						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed.				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.									

<p>Key land use issues raised</p>	<p>Loss of Green Belt land and western encroachment of the town into open countryside along Shootersway and close to the A41. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. Access can be readily secured into the land from Shootersway. Cumulative impact of this and other potential sites on the capacity of Shootersway / Kingshill Way junction and other local junctions will need to be tested. Careful design and landscaping will be required to mitigate any potential impact of A41 which sits in close proximity to the south of the site on any development.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield site. Adjacent to 'Meadow S.W. of Shootersway Road' wildlife site and TPO trees affect south eastern section of the site. Any development will need to take these into factors into account. Land also falls within an area of archaeological significance so the site may be of local interest. Site on immediate edge of town, but valley location means it sits at a distance from key services and facilities. However, there are some local schools nearby. The area in the immediate vicinity of the site is level, although its valley ridge location would generally discourage movements by foot and cycle. Located close to A41 (which sits in a cutting at this point) and therefore, noise and air quality issues need to be considered.</p>

Site Reference	Be-h7
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Site Information	
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Site Address:	Land at Bank Mill Lane
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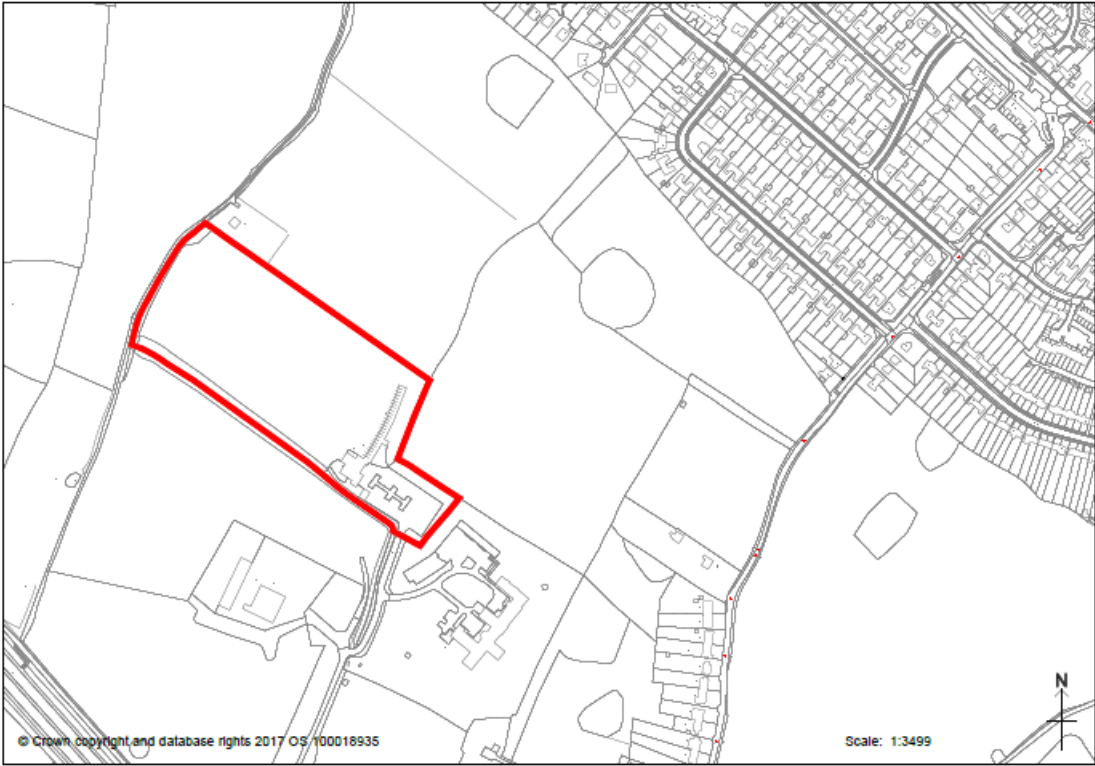


Area (ha) (gross)	c.3.9ha
Current Use(s)	Equestrian grazing and stabling.
Proposed Use(s)	Residential Development
Potential housing capacity / density (dwellings per hectare)	c.100 dwellings

Promoted by	Landowner	Mr Matthew Eames
	Agent / developer	Emma Adams & Partners
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A9
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Moderately constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	BC43
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	1.16ha
	SHLAA adjusted capacity	45
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Edge of settlement
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Mr Matthew Eames	
Affects key environmental designation(s)?	Heritage	The site is located within the Berkhamsted Conservation Area.
	Landscape (e.g. CAONB)	-

	Floodplain (Zones 3a and 3b)					The northern half of the site is located within Flood Zones 2, 3a and 3b.				
	Ecology					To be confirmed.				
	Other(s)					Grade 3 agricultural land.				
Timescale	Not known					--				
	0-5 years					Yes				
	6-10 years					-				
	11-15 years					-				
	16+ years					-				
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
		20	20	20	20	20				
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed.				
	Secondary school									
	Health facilities									
	Transport infrastructure: • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									

	Other	-
Site Assessment Conclusions		
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.	
Key land use issues raised	<p>Loss of Green Belt and easterly encroachment into open countryside along valley floor/A4251. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and parcel has well defined edges in terms of long-term defensible boundaries. Flood risk will need to be assessed as part of the site falls within Flood Zone 3. This will considerably reduce the developable area and potentially the capacity deliverable. Land is sensitive given potential impact on the Conservation Area along Bank Mill Lane and the setting of the River Bulbourne. Access can be secured direct from London Road.</p>	
Sustainability Conclusion	<p>Loss of greenfield site. Located at periphery of town so has limited accessibility to services and facilities. Site is too modest a size to enable the delivery of key facilities and infrastructure. However, the land has level and direct access to the town centre. Development in the floodplain is to be avoided and flood risk will need to be carefully assessed, although this area of land could present an opportunity for local environmental enhancement. There is scope to respond to the flood risk within the site layout and given its scale. The site also needs to take into account the setting of both the River Bulbourne and the Conservation Area.</p>	

Site Reference	Be-h8
Site Information	
Site Address:	Berkhamsted Golf Range, The Brickworks, Spring Garden Lane
	
Area (ha) (gross)	3.792 ha
Current Use(s)	Residential dwelling, children's nursery, golf driving range and car parking
Proposed Use(s)	Residential Care home (60-70 bed), children's nursery and residential development

Potential housing capacity / density (dwellings per hectare)	To be confirmed.	
Promoted by	Landowner:	Eugene and Karen Smith
	Agent / developer	Emma Adams & Partners
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BK-A13
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High to medium
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Mixed
	In settlement / settlement edge / countryside	Countryside
	Green Belt / Rural Area / CAONB	Green Belt / CAONB
Landownership details	The site is owned by Eugene and Karen Smith	
	Heritage	To be confirmed.

Affects key environmental designation(s)?	Landscape (e.g. CAONB)	CAONB
	Floodplain (Zones 3a and 3b)	-

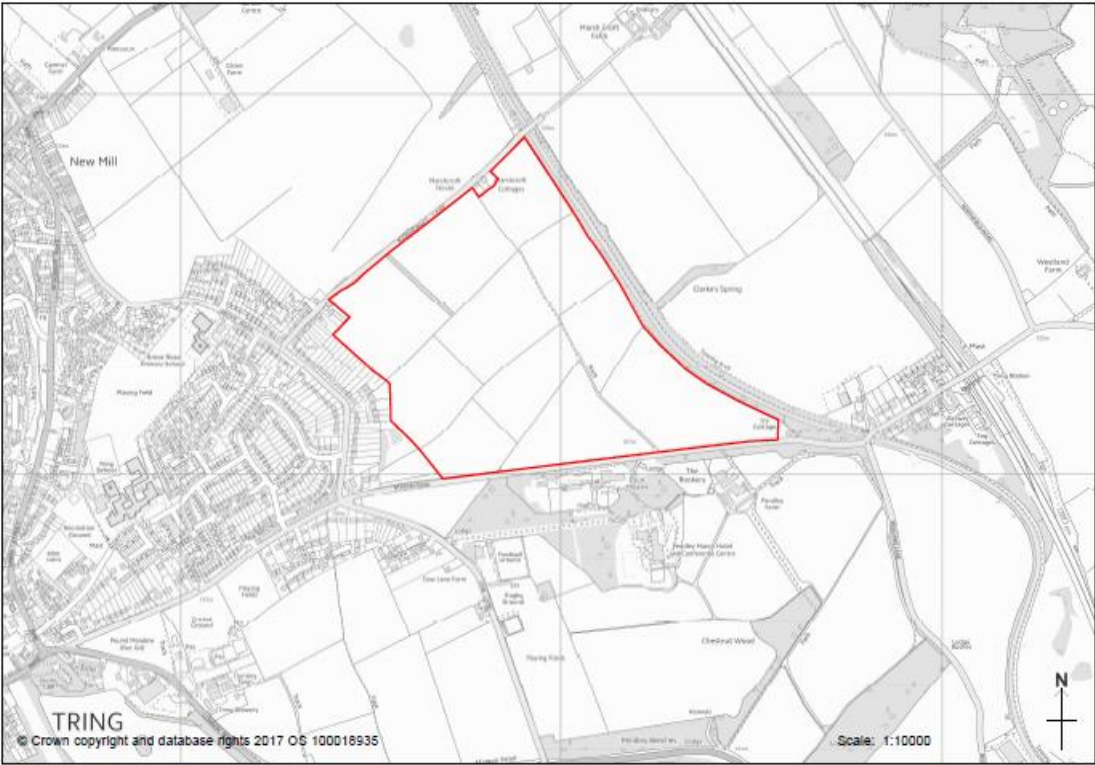
	Ecology	To be confirmed. Lies close to Ancient Woodland to the south-west of the site.									
	Other(s)	Grade 3 agricultural land									
Timescale	Not known	-									
	0-5 years	Yes									
	6-10 years	-									
	11-15 years	-									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school					To be confirmed.					
	Secondary school										
	Health facilities										
	Transport infrastructure: • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
	Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.										

<p>Key land use issues raised</p>	<p>Loss of Green Belt land on valley side at a distance from the immediate urban edge. New development will need to respect the site's valley-side location. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. Site also lies within the CAONB wherein the general approach would be to avoid large-scale development opportunities. Potential loss of local leisure facility. However, site has well defined boundaries, is part developed, and is partially surrounded by other built development, particularly the grounds of the Hospice of St Francis. In principle, there is scope to consider opportunities for development on the built part of the site, subject to impact on CAONB and openness of Green Belt. Potential to bring forward a residential care home on the site to meet the needs of an ageing population. Access can be secured on to Shootersway via Spring Garden Lane, although its capacity will need to be tested. Cumulative impact of this and other potential sites on the capacity of Shootersway / Kingshill Way junction and other local junctions will also need to be assessed.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield site. Site has low accessibility as it is located at a relative distance from local services and facilities. Its valley side location would generally discourage movements by foot and cycle. Given scale of proposal, the land has limited potential to secure additional services and new infrastructure. Any development will impact on the landscape qualities of the CAONB, although the site has tree and hedged boundaries which may limit some long views into the site. Development of the built part of the site, subject to scale and achieving a sensitive design and layout, may be less damaging and there may be opportunities to improve the visual amenities of this part of the countryside.</p>

TRING

RESIDENTIAL

Green Belt to Residential

Site Reference	Tr-h1
Site Information	
Site Address:	Land to the north of Station Road
	
Area (ha) (gross)	52
Current Use(s)	Agricultural land
Proposed Use(s)	Primarily residential development but could also include recreational and community facilities.
Potential housing capacity / density (dwellings per hectare)	Up to c. 1000 dwellings.

Promoted by	Landowner	Harrow Estates plc
	Agent / developer	Turley
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A3
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High
b) SHLAA conclusions:	SHLAA reference	TE17
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	35 ha
	SHLAA adjusted capacity	875
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Strategic / Neighbourhood
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Harrow Estates plc	

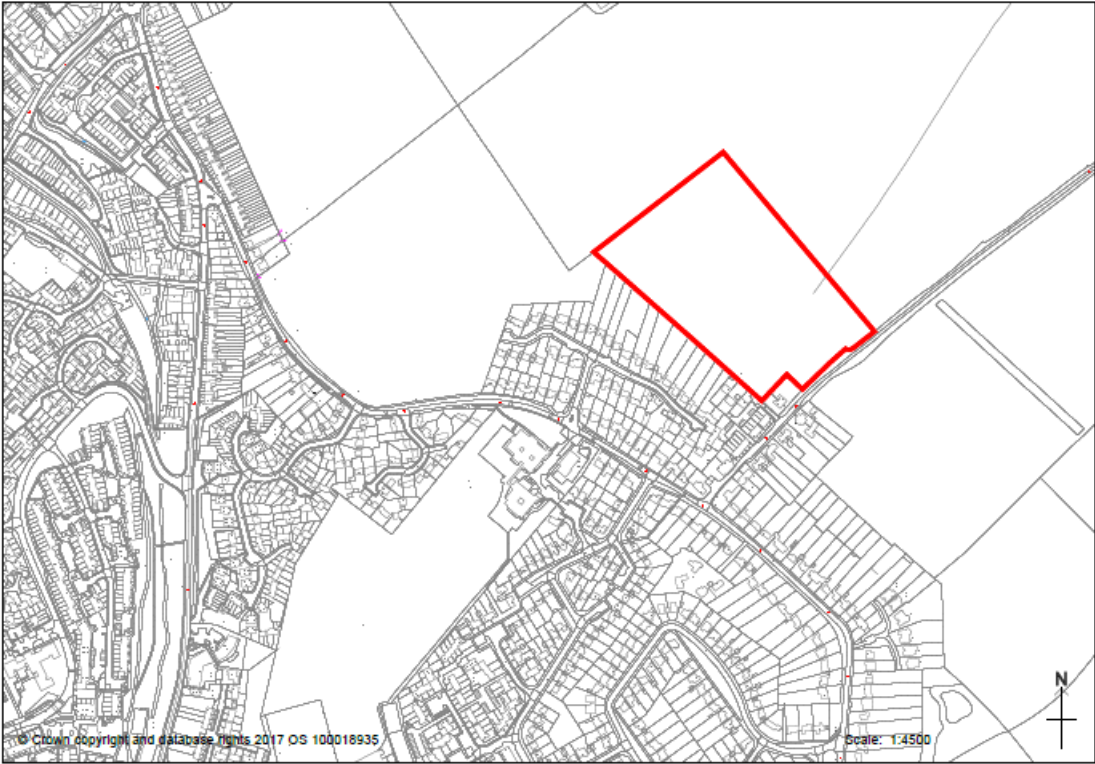
Affects key environmental designation(s)?	Heritage	<p>The promoter has prepared an archaeological desk based assessment of the site to examine the site's archaeological potential and possible impact on heritage assets of archaeological interest. The promoter has summarised the work as follows:</p> <p>The study found that there are no scheduled monuments or other designated heritage assets on the site. The site is not within a conservation area.</p> <p>The study identified that a small area of Archaeological Significance lies within the western part of the site. This comprises an enclosure of probable Iron Age or Roman date that has been identified from cropmarks visible on aerial photographs. Hertfordshire County Council's Historic Environment Records indicate that these cropmarks extend to only c.0.4ha. The study has however concluded that centuries of ploughing will have had a widespread damaging impact on any archaeological deposits within and associated with the enclosure, reducing in their view the significance of the site.</p> <p>Nevertheless, the study states that there is an opportunity to incorporate the cropmarks within future development proposals on the site.</p>
	Landscape (e.g. CAONB)	<p>The site does not lie within the Chilterns AONB.</p> <p>The promoter states that:</p> <ul style="list-style-type: none"> • The landscaping could include additional tree and hedgerow planting and present an opportunity to provide a SANGS. • There may also be the potential to create a significant landscaped buffer and 'soften' the eastern edge of Tring. • Links to the canal could be provided as a recreation route.
	Floodplain (Zones 3a and 3b)	-

	Ecology	<p>The promoter states that the site is approximately 2km from component SSSIs of the Chiltern Beechwoods Special Area of Conservation (SAC) which is subject to the protection by the Habitats Regulations.</p> <p>The promoter is of the view that while the SAC is not a development constraint, mitigation and avoidance measures may be appropriate on a precautionary basis. These measures could include providing alternative recreational opportunities in the form of SANGS.</p> <p>The promoter considers that due to the large size of the site, SANGS could form part of any future development proposals.</p>
	Other(s)	<p><u>Agricultural Land Classification:</u> The promoter has investigated the Agricultural Land Classification (ALC) of the site. This revealed that only 18% of the subject site can be classified as best and most versatile land in Grade 2 and Subgrade 3a and over 80% of the subject site is moderate or poor quality land in Subgrade 3b (moderate quality) or Grade 4 (poor quality).</p> <p><u>Tree Survey:</u> The promoter has produced a draft tree report to survey and categorise the trees on site. The report identified that a number of existing trees and hedgerows on site have landscape value when viewed both within the site and from the surrounding area. Their retention should, and could, be considered as part of development proposals.</p> <p>The promoter considers that there is also scope to enhance the existing landscaping to ensure that views to and from the Chilterns AONB are protected.</p> <p><u>Ground Conditions:</u> The promoter has carried out a Geo-Environmental review of the subject site in order to assess potential historic contamination of the site.</p> <p>Limited potential sources of historic contamination were identified. Those identified relate to the site's previous agricultural use. They consider that contamination is therefore likely to be localised and capable of being addressed through the normal development control process.</p> <p><u>Oil Pipeline</u></p> <p>An oil pipeline buffer zone runs approximately north-south</p>

		across the eastern edge of the site.									
Timescale	Not known	-									
	0-5 years	Yes									
	6-10 years	Yes									
	11-15 years	Yes									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
				30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	30 - 60	
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • The site is of sufficient scale to accommodate a new primary school, community, health, recreation or other facilities if required. • Development proposals for the site could include a primary vehicular access off Station Road and the provision of cycle / footpath links to the surrounding road network. Such links could have wider benefits in terms of improving connectivity between Tring, Tring railway station and the Grand Union Canal. • The site is of sufficient scale to accommodate a new primary school, community, health, recreation or other facilities if required. 					
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
Other											
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter considers that due to the scale of the site, there is scope to accommodate an area of SANGS (Suitable Alternative Natural Greenspace) as part of future residential development proposals if the scale of development requires this.										
	In addition, the promoter also considers that a comprehensive landscaping scheme could be incorporated into any development proposals. This could provide landscaping improvements to protect and enhance the site's relationship with										

	the CAONB and deliver ecological benefits.
Key land use issues raised	<p>Substantial loss of Green Belt land and major eastward expansion of Tring into open countryside, although the landholding offers options for different scales of development. The site adjoins the CAONB to the south and east. The land is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. However, individual parcels are well defined by hedgerows/landscaping in terms of future Green Belt boundaries should an amendment be justified. The eastern edge of the site abuts the Grand Union Canal and this could act as a good long-term defensible Green Belt boundary should the full extent of land be released for development.</p> <p>Large-scale development will place significant pressure on local infrastructure, particularly schooling and highways. However, the land is a large / strategic site which has the potential to deliver an extension to Tring at an appropriate scale to meet housing needs and deliver key supporting infrastructure and associated local services and facilities.</p> <p>Primary access would be from Station Road.</p> <p>The development, if required, could be further extended to adjoining land via Tr-h2 and Tr-h3 in a northerly direction to create a neighbourhood scale urban extension. This could be explored. Consequently, in conjunction with Tr-h1 and Tr-h3 the site could contribute, if shown to be necessary, to improving transport links through the creation of a new Tring north-east distributor road (connecting Station Road / Marshcroft Lane / Bulbourne Road).</p> <p>The layout of the development will need to take account of the oil pipeline buffer zone.</p>
Sustainability Conclusion	<p>Significant loss of greenfield land. The impact of any development on the adjoining CAONB will need to be considered. There may be scope to enhance the existing landscaping to ensure that views into and out of the CAONB are safeguarded. The canal frontage will need to be protected given it is a wildlife site and key green infrastructure. Part of the land is of local archaeological interest and this will need to be taken into account through any development options.</p> <p>The site lies close to the Chilterns Beechwoods SAC. This may require a Habitat Regulations Assessment (Appropriate Assessment) screening at this stage which could highlight the need for the provision of Suitable Alternative Natural Greenspace (SANGS) to help take some of the recreational pressure off the SAC. The promoters are suggesting that the scale of the site offer opportunities for a SANGS area.</p> <p>The land is at a distance from the town centre and other local employment opportunities. However, there is direct and level</p>

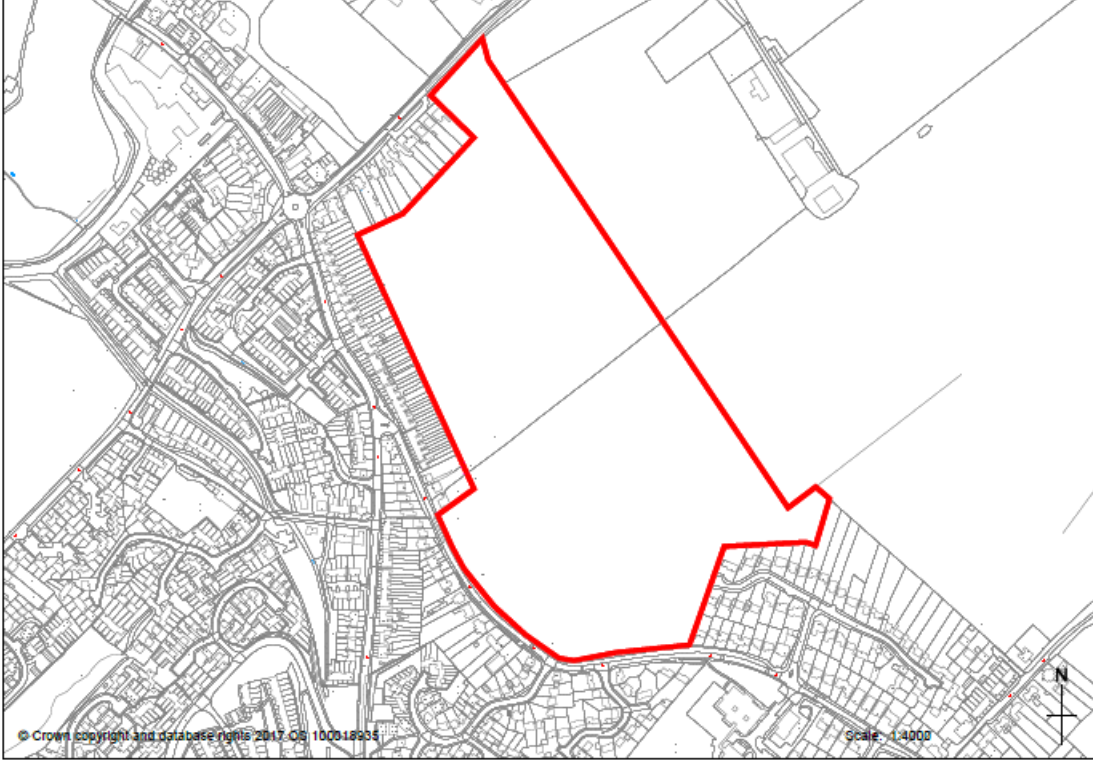
	<p>access to the former and the site lies close to both a primary and secondary school, and local leisure facilities off Station Road/Cow Lane. The southern section of the site lies close to Tring station which there are existing cycle links to. The site is also of a strategic scale to deliver associated supporting community services and infrastructure, local ecological benefits, and improved public and private transport. It could incorporate, if required, footpath and cycleway links to improve connectivity between Tring, the Grand Union Canal and Tring railway station.</p>
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Site Reference	Tr-h2
Site Information	
Site Address:	Land west of Marshcroft Lane
	
Area (ha) (gross)	4.68 ha
Current Use(s)	Agricultural
Proposed Use(s)	Residential

Potential housing capacity / density (dwellings per hectare)	77 homes (2.6ha)	
Promoted by	Landowner:	Simon Westrope
	Agent / developer	Bidwells
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A2
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	The site was not identified within the part of the sub-area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	TE/1
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	2.6ha
	SHLAA adjusted capacity	68
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Simon Westrope	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-

	Floodplain (Zones 3a and 3b)										
	Ecology	To be confirmed.									
	Other(s)	Grade 2 agricultural land.									
Timescale	Not known	-									
	0-5 years	Yes									
	6-10 years	-									
	11-15 years	-									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
				38	39						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school					To be confirmed.					
	Secondary school										
	Health facilities										
	Transport infrastructure: • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
	Site Assessment Conclusions										
On and/or off-site compensatory environmental	To be confirmed.										

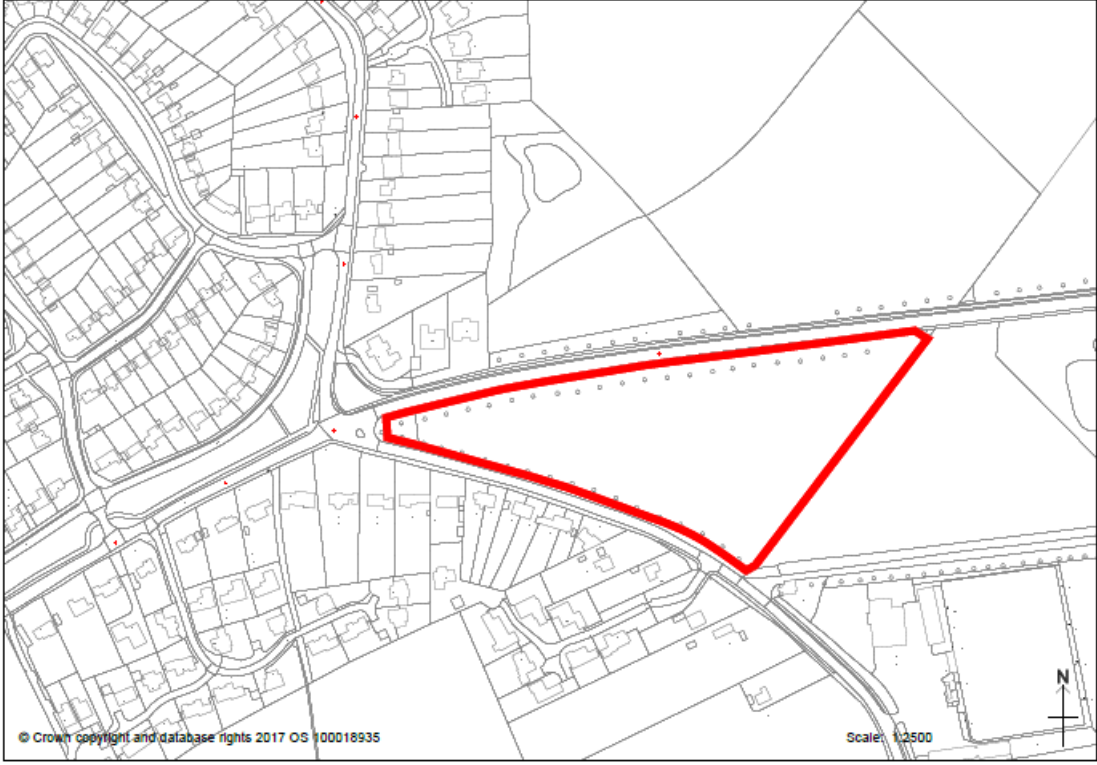
improvements (Green Belt sites only)	
Key land use issues raised	<p>Loss of Green Belt land and eastward extension of Tring into open countryside. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. It also has no well-defined north eastern and north western edges in terms of establishing a long term future Green Belt boundary should an amendment be justified. The scheme could potentially provide a higher capacity if more of the land is made available.</p> <p>This development is unlikely to place significant pressure on local infrastructure, but its cumulative impact with other potential sites being promoted in the town needs to be considered. It is only of a scale to secure local supporting infrastructure. Primary access would be from Marshcroft Lane.</p> <p>The development, if required, could be further extended both southwards and northwards to adjoining land via respectively Tr-h1 and Tr-h3 to create a neighbourhood scaled urban extension. This could be explored. Consequently, in conjunction with Tr-h1 and Tr-h3, the site could contribute, if shown to be necessary, to improving transport links through the creation of a new Tring north-east distributor road (connecting Station Road / Marshcroft Lane / Bulbourne Road).</p>
Sustainability Conclusion	<p>Loss of a greenfield land. The site is not subject to any overriding landscape, ecological, archaeological / heritage constraints. The land is at a distance from the town centre and other local employment opportunities. Nevertheless, there is reasonably direct and level access to the former and the site lies close to both primary and secondary schools. The site could deliver modest levels of local infrastructure, and potentially provide local play space and open space alongside ecological benefits, and improved accessibility across the site.</p>

Site Reference	Tr-h3
Site Information	
Site Address:	Land at Icknield Way / Grove Road (New Mill)
	
Area (ha) (gross)	14.66
Current Use(s)	Agricultural land
Proposed Use(s)	Residential (Use Class C3)
Potential housing capacity / density (dwellings per hectare)	The development capacity is 400 dwellings.

Promoted by	Landowner	RELX
	Agent / developer	Gallagher Estates
	Other	Pegasus Group (Planning Advisors)
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A2
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	TE16
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	14.7
	SHLAA adjusted capacity	368
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Strategic
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	RELX	
Affects key environmental designation(s)?	Heritage	-
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes. An average number of 50 units could be delivered per annum based on one developer

		working on the site. This could increase to 100+ per annum with two housebuilders, depending on the dwelling mix.									
	6-10 years										-
	11-15 years										-
	16+ years										-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
			25	50	50	50	50	50	50	50	50
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
	25										
Potential new infrastructure provision	Primary school										To be confirmed.
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	An initial landscape and visual analysis has been undertaken by Gallagher Estates on behalf of the promoter. The promoter has stated that the analysis has identified the site as being visually contained at a local level. The study considers that there are limited views towards the settlement of Tring from the Ridgeway National Trail and Chilterns AONB, and that the site forms a very small element within these views. Furthermore, it suggest that there is an opportunity to provide a new Green Belt / landscape buffer along the boundary of the site which could help to soften and filter any views towards it.										

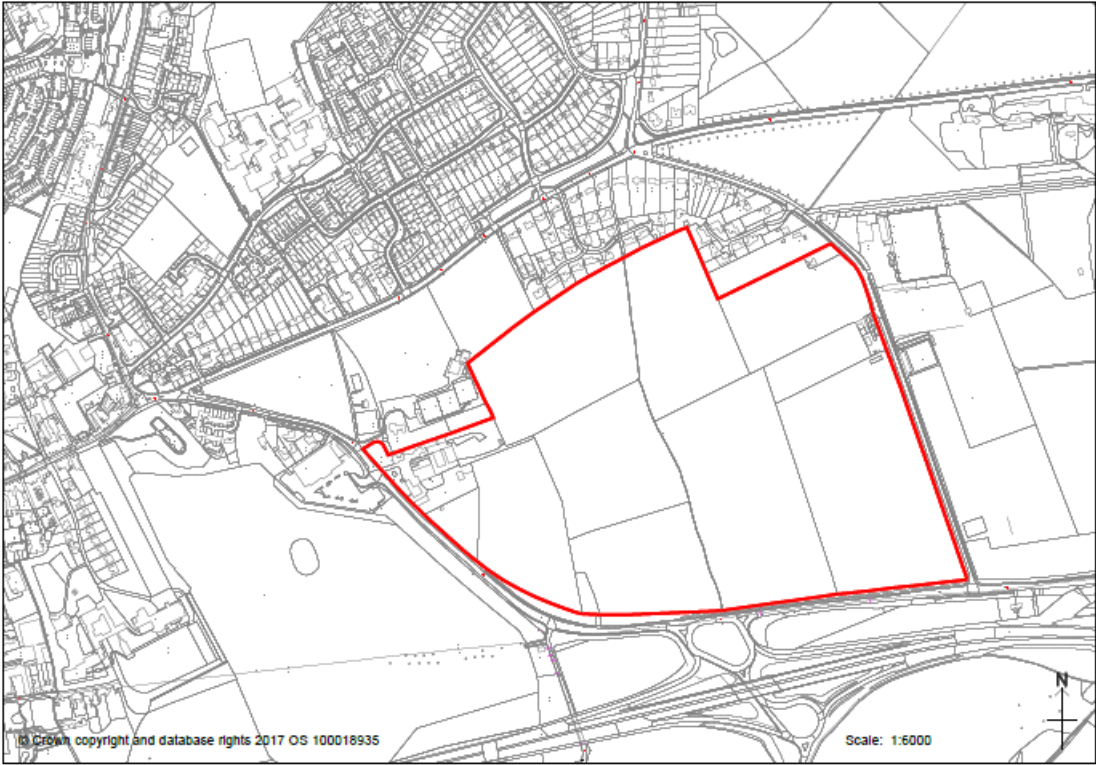
<p>Key land use issues raised</p>	<p>Large loss of Green Belt land and eastward extension of Tring into open countryside. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and is part enclosed by housing to the north and south of the site and has a limited frontage on to Bulbourne Road. The land has well defined hedgerow field boundaries which will help in terms of establishing future long term edges to the Green Belt. The Bulbourne Road frontage faces on to the CAONB.</p> <p>This development will put pressure on local infrastructure in the town that will need to be carefully assessed, particularly in respect of schooling and highways. Nevertheless, the proposal is of a reasonable scale to secure local supporting infrastructure. Two points of vehicular access could be provided from Bulbourne Road and Grove Road.</p> <p>The development, if required, could be further extended southwards to nearby land via respectively Tr-h1 and Tr-h2 to create a neighbourhood scale urban extension. This could be explored. Consequently, in conjunction with Tr-h1 and Tr-h2, the site could contribute, if shown to be necessary, to improving transport links through the creation of a new Tring north-east distributor road (connecting Station Road / Marshcroft Lane / Bulbourne Road).</p>
<p>Sustainability Conclusion</p>	<p>Loss of a greenfield land. Based on available information, the site is not subject to any overriding landscape, ecological, archaeological / heritage constraints. The Bulbourne Road frontage faces on to the CAONB and this will need to be taken account of in terms of the design/layout/landscaping. The land is at a distance from the town centre and other local employment opportunities. However, it lies close to a local shop, community hall, and both a primary and secondary school. The site could deliver reasonable levels of on-site infrastructure, and potentially provide local play and open spaces alongside ecological benefits, and improved accessibility across the site.</p>

Site Reference	Tr-h4
Site Information	
Site Address:	Land at Cow Lane / Station Road
	
Area (ha) (gross)	3.25 ha
Current Use(s)	The site is currently maintained open land.
Proposed Use(s)	Residential development, including access and landscaping.
Potential housing capacity / density (dwellings per hectare)	circa 50 residential units

Promoted by	Landowner	Mr P D Williams (c/o Agent)
	Agent / developer	Watson Howick
	Other – Planning Agent	Castle Planning
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A4
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	More constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	High - medium
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Medium/ large (circa 50 residential units)
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt / CAONB
Landownership details	The site is owned on a freehold basis by Mr P D Williams	
Affects key environmental designation(s)?	Heritage	To be confirmed. The site is not allocated as having any heritage significance, however it is located between areas of Archaeological Significance to the north and south. Adjoining Pendley Manor identified as a Locally Registered Park and Gardens.
	Landscape (e.g. CAONB)	CAONB
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.

	Other(s)	Grade 3 agricultural land / Urban Land									
Timescale	Not known	-									
	0-5 years	Yes									
	6-10 years	-									
	11-15 years	-									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
		10	20	10							
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Potential cycle/ footpath links • Possible park/ play area • Possible recreation or educational use linked to landscape or woodland.
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter envisages potential on-site improvements to quality of landscape and ecological value, for example through work to parts of and boundaries of the site and landscaping as part of any development. The site has not been actively managed for ecology, but the promoter considers that it could be improved through identification of key species and creation of wildlife corridor or priority areas.</p> <p>The landowner also owns one other piece of land in the vicinity, which could be a location for provision of offsite compensation as appropriate.</p>										

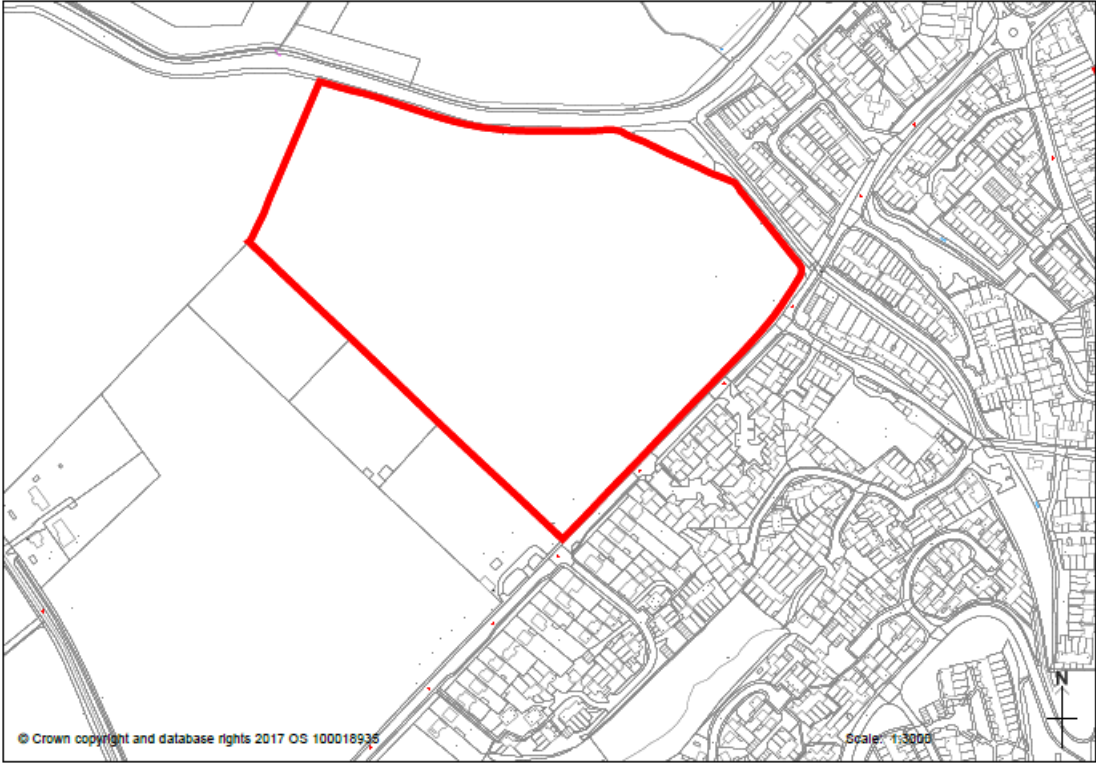
<p>Key land use issues raised</p>	<p>Loss of Green Belt land and eastward extension of Tring into open countryside. The site also falls within the CAONB where the general approach is to avoid large-scale development opportunities there. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. Furthermore, the area abuts housing to the west of the site and a cluster of buildings to the east associated with sports and theatre facilities and the Pendley Manor (although all are generally open in character). The land has well defined edges in terms of existing roads, hedgerows and tree boundaries. All these factors could help in terms of establishing robust long term boundaries to the Green Belt if amendments are justified.</p> <p>The proposal will not in isolation put significant pressure on local infrastructure but may cumulatively in respect of other planned or potential development in the town. This will need to be carefully assessed, particularly in respect of schooling and highways. However, it is only of a very modest scale to secure much in the way of local supporting infrastructure. In theory, vehicular access could be directly provided from either Station Road or Cow Lane.</p> <p>The land could be required to allow for road improvements to support potentially larger development on nearby land via respectively Tr-h1, Tr-h2 and Tr-h3. This may need to be explored. Consequently, in conjunction with such land, the site could contribute, if shown to be necessary, to improving transport links through the creation of a new Tring north-east distributor road (connecting Station Road / Marshcroft Lane / Bulbourne Road).</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land which is of high landscape quality (CAONB), and the nearby Pendley Manor is a locally designated park and gardens. Site is located at a distance from services and facilities in the town centre and other local employment opportunities, although there is direct and level access to the former. It also lies reasonably close to primary and secondary schools and local sports facilities. Given the scale of the proposal, the land has limited potential to secure additional key services and new infrastructure. However, it could provide for local play space and ecological enhancements, and improved footpath and cycleway links.</p>

Site Reference	Tr-h5
Site Information	
Site Address:	Land at Dunsley Farm, London Road
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:6000</p>	
Area (ha) (gross)	37.37 ha
Current Use(s)	The site is predominantly open fields. The western area contains a small area of business use (circa 0.7ha) including Tring Brewery; a farm shop/tearoom; a gym and storage area.
Proposed Use(s)	Mixed development, including employment and residential.
Potential housing capacity / density (dwellings per hectare)	30dph

Promoted by	Landowner	Hertfordshire County Council
	Agent / developer	-
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A5
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Part of the site is identified as less constrained and area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	TE14
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	15.60
	SHLAA adjusted capacity	390
Preliminary Site Assessment		
Type of site	Small/Medium/Large/ Strategic/Neighbourhood	Strategic site
	Greenfield / PDL / Mixed	Greenfield/PDL
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	HCC own the freehold of Dunsley Farm.	
Affects key environmental designation(s)?	Heritage	To be confirmed. The site lies near to Pendley Manor which is Listed and identified as a Locally Registered Park and Gardens.
	Landscape (e.g. CAONB)	Site is adjacent to CAONB.
	Floodplain (Zones 3a and 3b)	-
	Ecology	Contains a Local Wildlife Site.
	Other(s)	Grade 3 agricultural land/Urban land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	Yes

	11-15 years					-				
	16+ years					-				
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed.				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.									
Key land use issues raised	<p>The land forms part of extensive County Council rural holdings on the south eastern edge of Tring close to the slip road to the A41. The land is predominantly open fields, but it adjoins existing housing on its northern edge. There is a cluster of farm buildings used for a variety of commercial uses on its north-western frontage. The site adjoins the CAONB to the south and east. Tring Park also sits to its south (which is identified as a Park or Garden of Special Historic Interest) alongside Pendley Manor to the east. The location also represents an attractive green entry into the town / town centre.</p> <p>Substantial loss of Green Belt land and major south-eastward expansion of Tring into open countryside, although the</p>									

	<p>landholding offers options for different scales of development. The northern half of the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. Furthermore, individual parcels are well defined by hedgerows/landscaping together with its outer edges being demarcated by London Road (A4251) / Cow Lane. Therefore, there are good opportunities in terms of creating future Green Belt boundaries.</p> <p>The site is of a scale to support a range of uses and has potential to provide for local employment land (in part to replace that already lost to housing in the town) and other uses, possibly including a replacement larger supermarket (if supported by further technical work) and a petrol filling station. The case for employment development is supported by the employment land study. Commercial development could be accompanied by residential. However, the mix, scale and timing of uses would need to be fully justified in terms of the need for employment / residential land over the Plan period and its impact on Tring.</p> <p>Large-scale development will place significant pressure on local infrastructure, particularly schooling and highways. However, the land is of a scale to potentially (dependent on mix of uses) deliver key supporting infrastructure and associated local services and facilities.</p> <p>There is scope to provide vehicular access from London Road and/or Cow Lane dependent on the type of development. Potential to explore improved road connections given its proximity to the A41 slip road and development being promoted to the north under Tr-h1, Tr-h2 and Tr-h3.</p>
<p>Sustainability Conclusion</p>	<p>Dependent on the scale of any development, the proposal could represent a significant loss of a greenfield land. The site is not subject to any overriding heritage / archaeological / environmental constraints, but the impact on the wildlife site will need careful assessment. In addition, the impact on the adjoining CAONB, Tring Park and Pendley Manor will also need to be carefully considered.</p> <p>The land lies close to a foodstore and local sports facilities, and there is easy access to the town centre and other adjoining services. The site could also be of a potential scale to deliver associated supporting community services and infrastructure, and improved public and private transport.</p>

Site Reference	Tr-h6
Site Information	
Site Address:	Land north of Icknield Way (Waterside Way)
	
Area (ha) (gross)	8.75
Current Use(s)	Agricultural
Proposed Use(s)	Residential (Use Classes C2 and C3) and Leisure.
Potential housing capacity / density (dwellings per hectare)	Up to 300 homes

Promoted by	Landowner	Site is owned by a consortium of landowners and promoted by Waterside Way Sustainable Planning Ltd.
	Agent / developer	Emery Planning
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	TR-A9
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	-
b) SHLAA conclusions:	SHLAA reference	TC34
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	8.7
	SHLAA adjusted capacity	226
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Strategic
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Edge of Settlement
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Site is owned by a consortium of landowners and promoted by Waterside Way Sustainable Planning Ltd.	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	Site is adjacent to CAONB.
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.
	Other(s)	Grade 2 agricultural land.
Timescale	Not known	-
	0-5 years	Yes

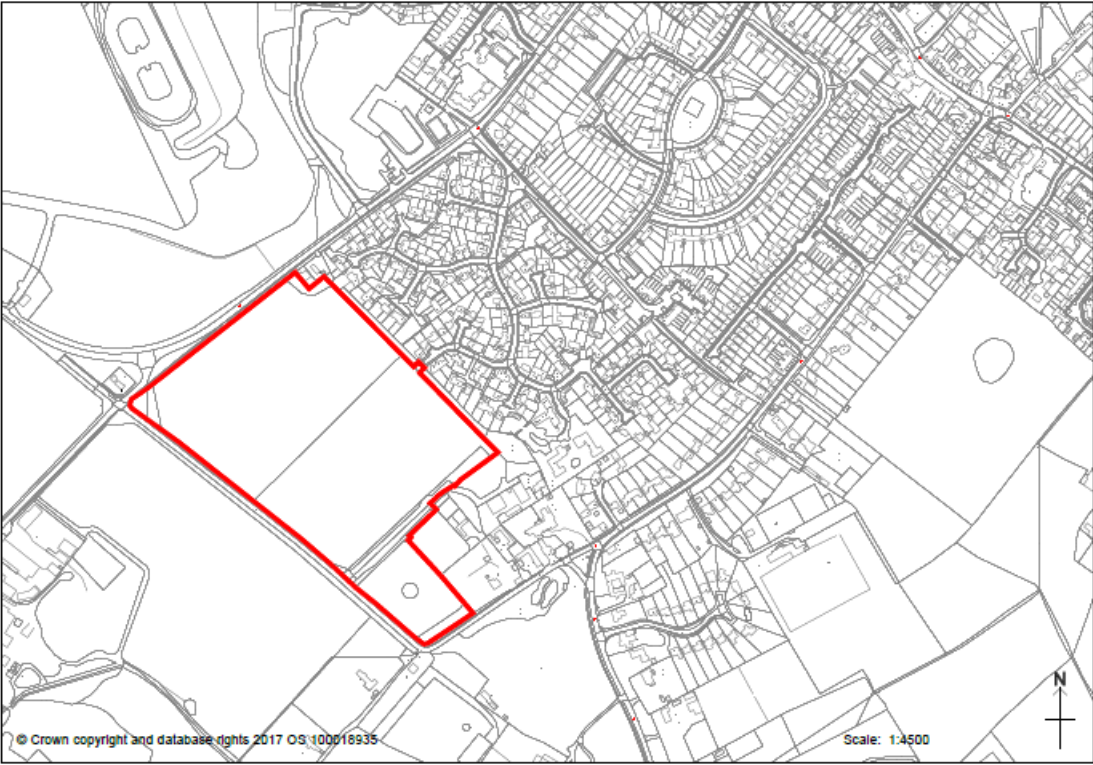
	6-10 years										-
	11-15 years										-
	16+ years										-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
			40	40	40	40	40	40	40	20	
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • A variety of health / community / leisure facilities could be provided as part of a Care Village. • They have promoted an expansion of Tring Corinthians FC as part of the overall development. • Leisure uses associated with the canal. • Other uses would also be considered as a mixed use development. 					
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter consider that the layout would be prepared to take account of the site's location, and open space can be located on the higher part of the site or additional planting can be provided if required.										
Key land use issues raised	<p>The land comprises of a consortium of landowners and land assembly will need to be coordinated with them in order to ensure effective and timely delivery of any development. Loss of Green Belt land and northward extension of the built area of Tring into open countryside. The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. The area abuts/faces on to housing to the south and east of the site. The northern frontage lies adjacent to the Grand Union Canal (Wendover Arm) and CAONB.</p> <p>The land has well defined edges in terms of existing roads, hedgerows and the canal frontage. All these factors will help in terms of establishing robust long term edges to the Green Belt</p>										

	<p>should amendments be justified.</p> <p>The proposal could put significant pressure on local infrastructure in the town. This will need to be carefully assessed, particularly in respect of schooling and highways, and cumulatively with other development being promoted on the eastern side of the town. However, it is of a sufficient scale to secure a range of residential and non-residential uses and local supporting infrastructure.</p> <p>Vehicular access could be directly provided from Icknield Way.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. The site is not subject to any identified key heritage / archaeological / ecological constraints. However, the impact on the adjoining CAONB and canal frontage will need to be carefully considered and managed.</p> <p>The land is located at a distance from the town centre, but lies close to a primary school and there is general level and direct access to employment opportunities at Icknield Way business estate. Nevertheless, the site is of a potential scale to deliver community play spaces, sports and leisure facilities connected with the canal, enhanced ecology/landscaping, and improved pedestrian and cycle links.</p>

BOVINGDON

RESIDENTIAL

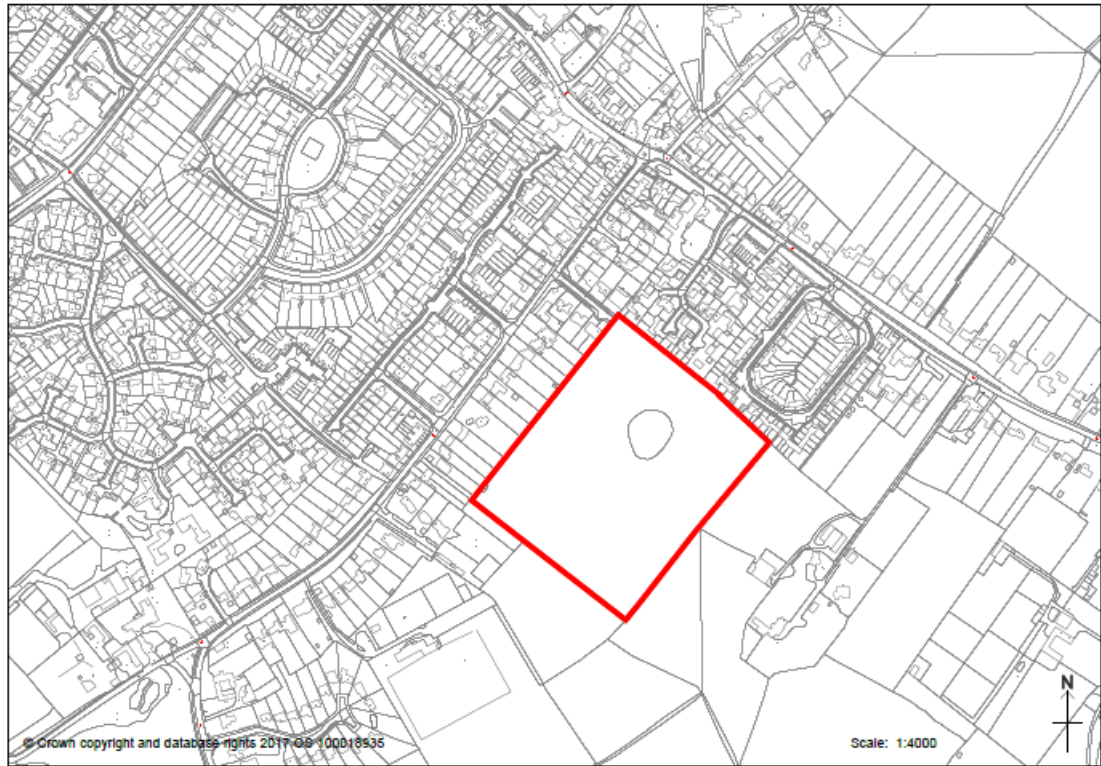
Green Belt to Residential

Site Reference	Bov-h1
Site Information	
Site Address:	Land at Grange Farm, Green Lane
	
Area (ha) (gross)	8.9 Hectares
Current Use(s)	Low intensity grazing
Proposed Use(s)	<ul style="list-style-type: none"> • 130 New dwellings, incl. 40% affordable housing • 60 bed Nursing Home • Pre-school education facility • Allotments and open space
Potential housing capacity / density (dwellings per hectare)	130 (30.2 dph on <u>net</u> residential area (excl. new open spaces)).

Promoted by	Landowner	Hillier Family Trust
	Agent / developer	Whiteacre Limited
	Other	n/a
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BV-A6
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	BOV70
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	9.3
	SHLAA adjusted capacity	130
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large site
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	The site is in one freehold ownership, with no leases. It is under option to an established developer.	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. The site lies to the north of a wildlife site (part of Bovingdon Brickworks).
	Other(s)	<ul style="list-style-type: none"> Grade 2 and 3 agricultural land. The south eastern tip of the site falls within an oil pipeline buffer zone.
Timescale	Not known	-

	0-5 years					Yes				
	6-10 years					-				
	11-15 years					-				
	16+ years					-				
Estimated delivery programme (homes per annum). Assuming planning consent was granted within 6 months.	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
		50	50	30						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • On-site nursery school facility. • Could accommodate a surgery. • Existing bus stop on site frontage. • Cycle/footpath links. • Off-site road improvements proposed to solve existing highways flooding – details agreed with HCC already.- • Could be shared with nursery facility, if required. • 2.9 Hectares of new open space. • Allotments. • Nursing home. 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Draft masterplan prepared by the developer shows 2.9 hectares of new open space with full public access. • Can be laid out to provide recreation and new paths to improve local access and environment. • New open space and paths would link into Bovingdon Green and local nature reserve, both adjacent to the site. • Site is regarded as being enclosed from Green Belt views, but further planting is also proposed. • New allotments also shown on masterplan. 									
Key land use issues raised	<p>Large loss of Green Belt land and southwards extension of the village along Chesham Road / Green Lane into adjoining open countryside. However, the site lies immediately on the edge of</p>									

	<p>Bovingdon, is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and lies adjacent to existing housing to the north and east. Site edges are generally well defined and Chesham Road / Green Lane could create long-term defensible Green Belt boundaries. Main access can be secured directly on to Green Lane. Capacity of local services would need to be tested, particularly schooling, and village centre suffers from congestion. Development could deliver a range of housing and on-site community facilities. Early discussions also taking place regarding the potential for a retirement village on the site.</p> <p>The layout of the development will need to take account of the oil pipeline buffer zone.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. The land is generally free from any identified key ecological, landscape or archaeological/heritage designations. It is located at a relative distance from the village centre services. However, it has good and level access to these facilities in terms of walking / cycling and has the potential to improve general connectivity across the site and into the neighbouring residential area. There is an existing bus stop on the site frontage. The proposal has the potential to deliver a range of new community facilities to serve the village including play areas, public open spaces, an allotment, a nursing home and nursery.</p>

Site Reference	Bov-h2
Site Information	
Site Address:	Land south east of Homefield
	
Area (ha) (gross)	5.4ha
Current Use(s)	Agricultural use
Proposed Use(s)	Residential use including affordable housing and public open space.
Potential housing capacity / density (dwellings per hectare)	Approximately 130 dwellings (gross density 18 dwellings per hectare).

Promoted by	Landowner	-								
	Agent / developer	Pegasus Group / Taylor Wimpey								
	Other	-								
Technical Studies Assessment										
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	D-SS2								
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.								
	Summary of landscape appraisal (landscape sensitivity)	Low								
b) SHLAA conclusions:	SHLAA reference	BOV/1								
	Accepted (A) / Rejected (R)	Accepted								
	SHLAA adjusted site area	5.40ha								
	SHLAA adjusted capacity	162 dwellings								
Preliminary Site Assessment										
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large								
	Greenfield / PDL / Mixed	Greenfield								
	In settlement / settlement edge / countryside	Settlement Edge								
	Green Belt / Rural Area / CAONB	Green Belt								
Landownership details	Richard Burgin									
Affects key environmental designation(s)?	Heritage	To be confirmed.								
	Landscape (e.g. CAONB)	-								
	Floodplain (Zones 3a and 3b)	-								
	Ecology	To be confirmed.								
	Other(s)	Site is Grade 2 and 3 agricultural land.								
Timescale	Not known	-								
	0-5 years	Yes								
	6-10 years	-								
	11-15 years	-								
	16+ years	-								
Estimated delivery	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27

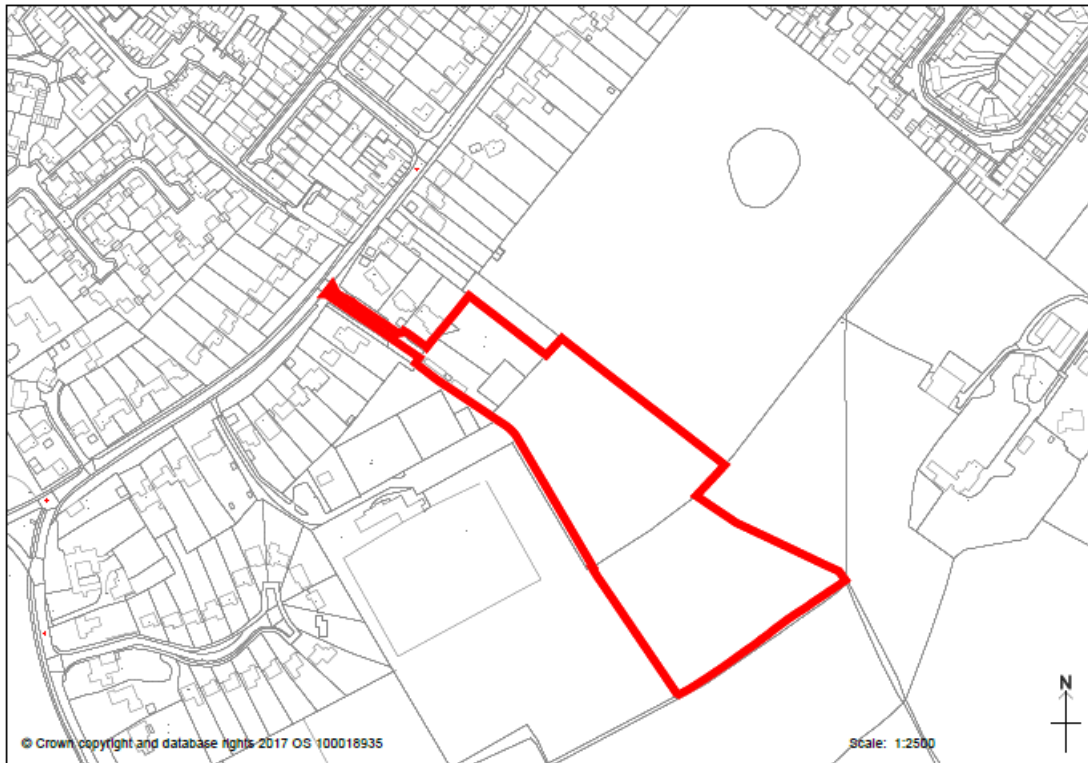
programme (homes per annum)			50	50	30						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Minor highways improvements necessary to facilitate access. • Creation of new cycle and footway links through the site to surrounding area, and potential adjacent site. • Development to include public open space. 					
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter suggests that on-site compensatory measures could include enhanced landscaping and buffering around the edges of the site to create stronger boundaries to the Green Belt. Features such as linear paths through the site, an eco-park, or a community orchard, could improve access to green space and provide new opportunities for recreation and ecological enhancements.</p>										
Key land use issues raised	<p>Large loss of Green Belt land and southwards encroachment of the village into adjoining open countryside. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment, and lies adjacent to existing housing to the north-east and south west. Site edges are generally well defined and could create long-term defensible Green Belt boundaries. Access can be secured on to Green Lane via Homefield, but suitability of this arrangement will need to be confirmed. Capacity of local services would need to be tested, particularly schooling. Village centre suffers from congestion, although the land lies close to it. Development could deliver some community facilities including play space, and improved public access.</p> <p>There is scope to explore a more comprehensive proposal to deliver a larger scheme for the village through inclusion of adjoining land under Bov-h3, subject to achieving an overall</p>										

	suitable form/scale of development.
Sustainability Conclusion	Loss of greenfield land. However, site is generally free of key identified constraints. The site's relatively direct and level access to nearby village centre services could encourage walking and cycling. Potential to deliver new community facilities including a community building, play space and park area, and ecological enhancements.

Site Reference	Bov-h3
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Site Information

Site Address:	Land r/o Green Lane / Louise Walk
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The promoter is proposing a new access point to local sports facilities:



Area (ha) (gross)	2.68 hectares
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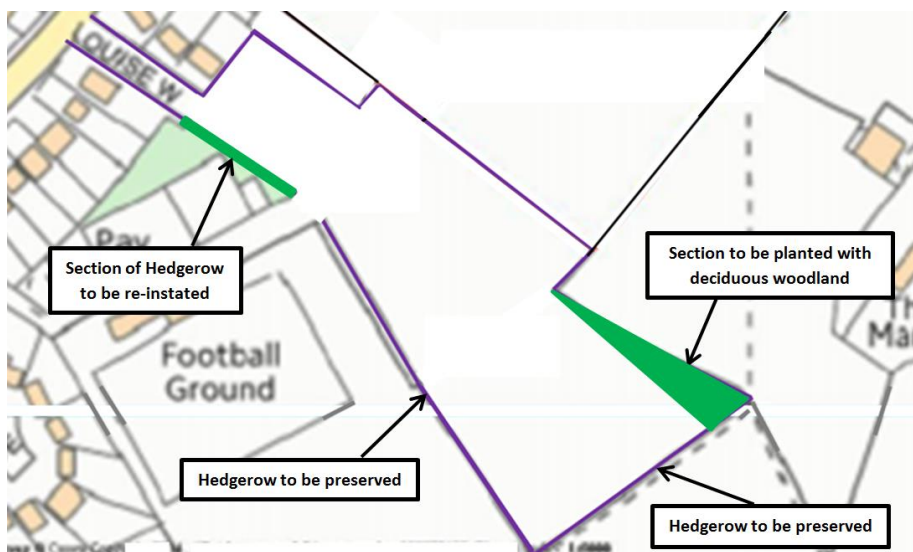
Current Use(s)	Hardstanding / Equestrian facilities / Pasture	
Proposed Use(s)	Residential / Public Open Space / Shared Community building / access to Village sports clubs	
Potential housing capacity / density (dwellings per hectare)	60 to 75 dwellings at 30 dwellings per hectare	
Promoted by	Landowner	Mrs Maureen West
	Agent / developer	-
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BV-A5 (part of)
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium - low
b) SHLAA conclusions:	SHLAA reference	BOV/2
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	2.64ha
	SHLAA adjusted capacity	69
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	In settlement / settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Mrs Maureen West	
Affects key environmental designation(s)?	Heritage	-
	Landscape (e.g. CAONB)	-

	Floodplain (Zones 3a and 3b)											-
	Ecology											<p>To be confirmed. The promoter considers that:</p> <ul style="list-style-type: none"> The majority of the site is pasture land of little ecological value and currently inaccessible to the public. The ecological value of the Fox Meadow site is considered to be held principally by the hedgerows along its borders. These could be preserved, wherever possible, in order to minimise environmental impact, to provide refuge to wildlife and also to maintain the rural character of the site.
	Other(s)											<ul style="list-style-type: none"> Grade 2 agricultural land. An oil pipeline buffer zone runs east-west close to the southern edge of the site.
Timescale	Not known											-
	0-5 years											Yes
	6-10 years											-
	11-15 years											-
	16+ years											-
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27		
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36			
Potential new infrastructure provision	Primary school											<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> Louise Walk could provide an improved access to the Tennis and Football Clubs. Louise Walk is considered sufficient to serve the development. A public footpath (known locally as the "Cinder Track") could link up with the proposed pedestrian access along Louise Walk, thus
	Secondary school											
	Health facilities											
	<p>Transport infrastructure:</p> <ul style="list-style-type: none"> Bus loop Cycle/ footpath links On-site road improvements Off-site road improvements Other 											
	Local store / other retail											
	Community hall / leisure space											

	Park / playing pitches / allotments / MUGAs	providing a connection with the main residential areas in the village.
	Employment floorspace (A2 / B1 / B2 / B8)	<ul style="list-style-type: none"> • The scheme could incorporate the development of adjoining land (Homefield) creating two points of access from Green Lane to the proposed residential development. Furthermore, a through-route between Homefield and Louise Walk could be explored.
	Other	<ul style="list-style-type: none"> • Currently, the bus route to Hemel Hempstead and Chesham is via Green Lane. The promoter considers that no diversion of public transport onto the proposed development is necessary. • In order to alleviate congestion on the High Street, it could be envisaged that traffic flow measures could be implemented to encourage vehicles to access the site via Chesham Road onto Green Lane at the North West of the village periphery. A possible measure would be a “no right turn” stipulation at the exit of Louise Walk onto Green Lane. • A community hall could be accommodated within the site, in combination with an area of Public Open Space (minimum 0.13ha). • A children’s playground could be considered. This public open space could link up with the existing Public Footpath at the south-east of the site. Thus, pedestrian access could be achieved from the site to both Chipperfield Road and the Village Green.

Site Assessment Conclusions

On and/or off-site compensatory environmental improvements (Green Belt sites only)



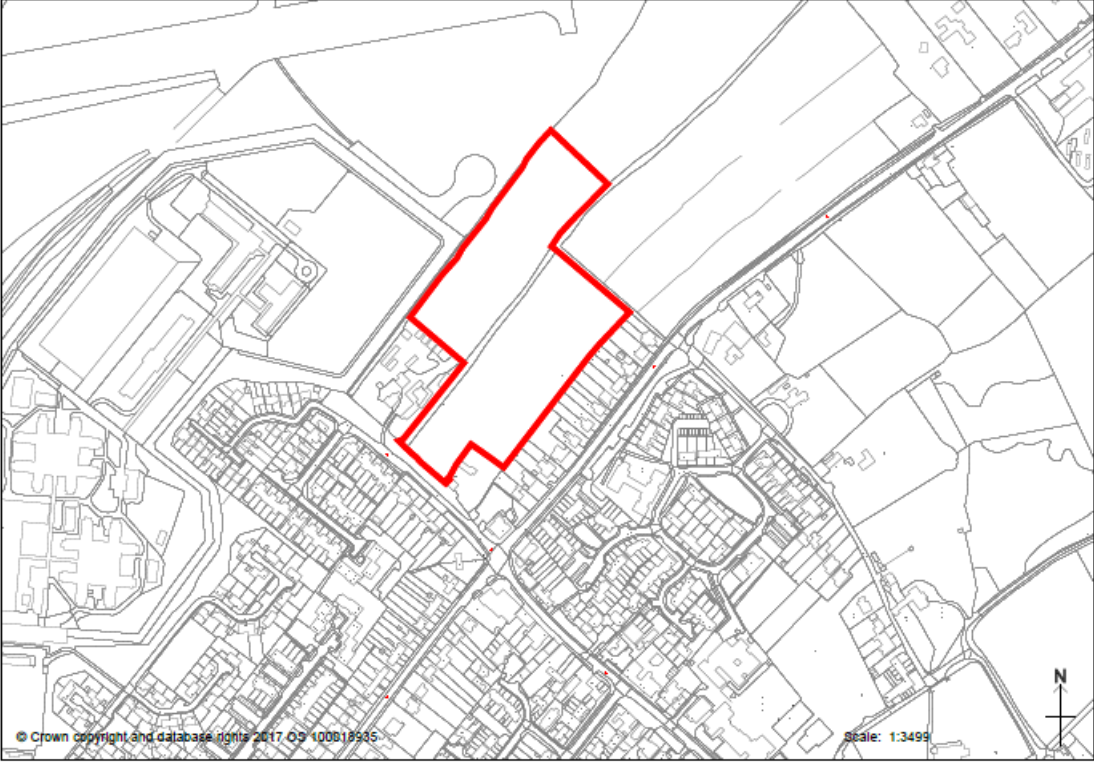
The promoter considers that in addition to preserving existing hedgerows, and providing an area of public open space, there will be two areas of compensatory environmental improvement (as shown above in green):

1. A section could be planted with indigenous deciduous tree species - these could support a higher bio-diversity than evergreen plantations. (The promoter states that the above diagram is indicative only, to show how a section of the site could be set aside as a habitat for flora / fauna). It would be envisaged that any such wild habitat would be combined with (and in addition to) the aforementioned area of public space. The aim would be to enhance the overall character of the site and maximise the quality of the amenity available to local residents.
2. The section of hedgerow adjacent to the stabling has been degraded by the presence of the concrete foundations, stables and fencing. These structures could be removed and the original hedgerow re-planted and landscaped.

Key land use issues raised

Loss of Green Belt land and southwards extension of the village into adjoining open countryside. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. The land adjoins Bovingdon Football Club and Bovingdon Tennis Club. Site edges are generally well defined and could create long-term defensible Green Belt boundaries. Access can be secured on to Green Lane via Louise Walk, but suitability of this arrangement will need to be confirmed. Potential for development to provide a new access to the tennis and football clubs. Capacity of local services would need to be tested, particularly schooling. Village

	<p>centre suffers from congestion, although the site lies close to it. Development could deliver some community buildings, play space, and improved public access.</p> <p>There is scope to explore a more comprehensive proposal to deliver a larger-scale housing scheme for the village through inclusion of adjoining land under Bov-h2, subject to achieving an overall suitable form/scale of development.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. However, site is generally free of key identified constraints. Relatively direct and level access to nearby village centre services could encourage walking and cycling. Potential to deliver new facilities including a community building and open space and improved access to local sports facilities. Need to protect and enhance existing boundary hedgerows.</p>

Site Reference	Bov-h4
Site Information	
Site Address:	Land at Duckhall Farm, Newhouse Road
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:3499</p>	
Area (ha) (gross)	c.3.25 ha
Current Use(s)	Hay cropping
Proposed Use(s)	Residential (with associated open space, landscaping, servicing etc.)
Potential housing capacity / density (dwellings per hectare)	50+ units

Promoted by	Landowner	Yes (promotion agreement)
	Agent / developer	Phase 2 Planning (on behalf of Gleeson Homes)
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	BV-A2
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	Low
b) SHLAA conclusions:	SHLAA reference	BOV/3
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	3.3 ha
	SHLAA adjusted capacity	30
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Charles Harding, Margaret Campbell, Jennifer Harding, Noel Lee	
Affects key environmental designation(s)?	Heritage	To be confirmed. Adjoining Listed Buildings.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. No impact on statutory/non-statutory sites. The promoter has completed a Phase 1 habitat survey, and no material constraints were identified (existing hedgerows to be retained).

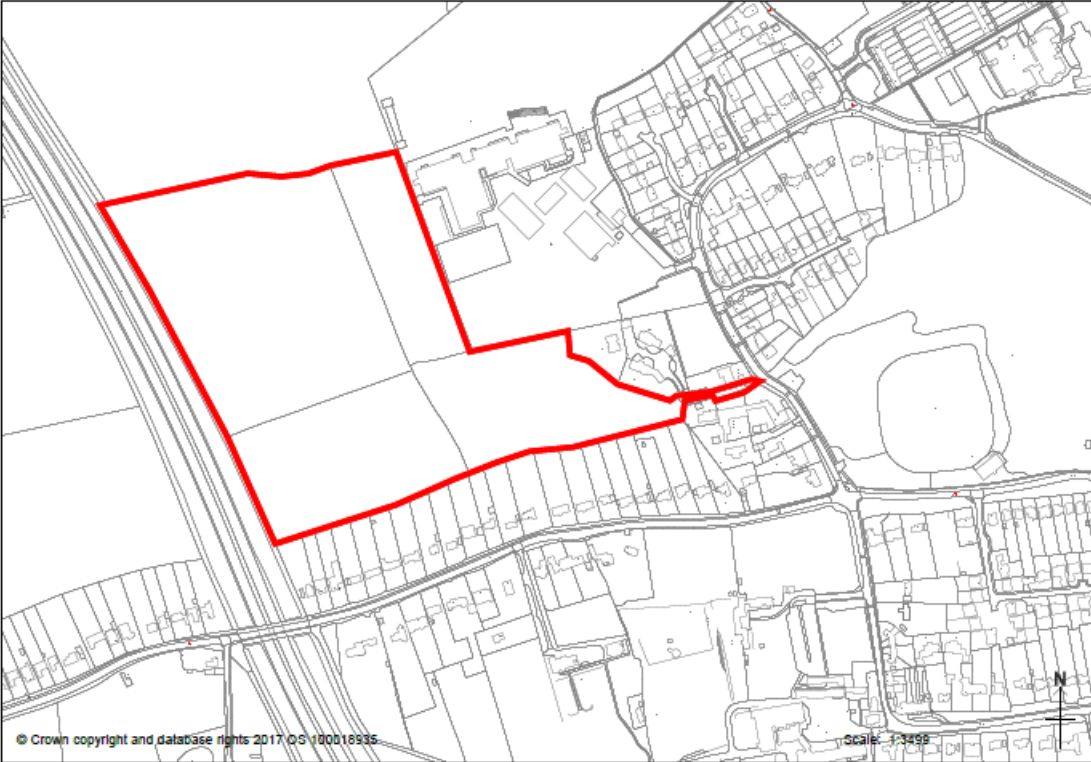
	Other(s)					Grade 3 agricultural land / non-agricultural land.					
Timescale	Not known					-					
	0-5 years					Yes					
	6-10 years					-					
	11-15 years					-					
	16+ years					-					
Estimated delivery programme (homes per annum) Assuming site allocated in Plan adopted in 2019	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
				25	25						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Allotments • Public open space and play space 					
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter points to wider land holding that extends to 12ha where there may be potential to link development to a wider Landscape Management Plan to deliver:</p> <ol style="list-style-type: none"> Net biodiversity gain; Improved access to the countryside for informal recreation (positive contribution to Green Belt objectives); Reinforcement to existing hedgerows, including reinstatement of missing sections of hedgerow to Hempstead Road to improve visual amenity and provide hedgerow connectivity. 										

<p>Key land use issues raised</p>	<p>Loss of Green Belt land and minor northwards extension of the village along the rear of Hempstead Road (B4505). The site is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study. Site edges are well defined and, if justified, could create long-term defensible Green Belt boundaries. Close to listed buildings. Access can be secured from Newhouse Road. Capacity of local services would need to be tested, particularly schooling. Village centre suffers from congestion, although the site's close location to it could encourage walking and cycling. Development could deliver some modest community play space and potential environmental gains on adjoining land.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. Site generally free from identified key constraints. Relatively good and level access to nearby village centre facilities and services. Potential to deliver community open space, wider environmental gains on adjoining land, and improvements to existing hedgerows. Need to protect and enhance existing boundary hedgerows.</p>

KINGS LANGLEY

RESIDENTIAL

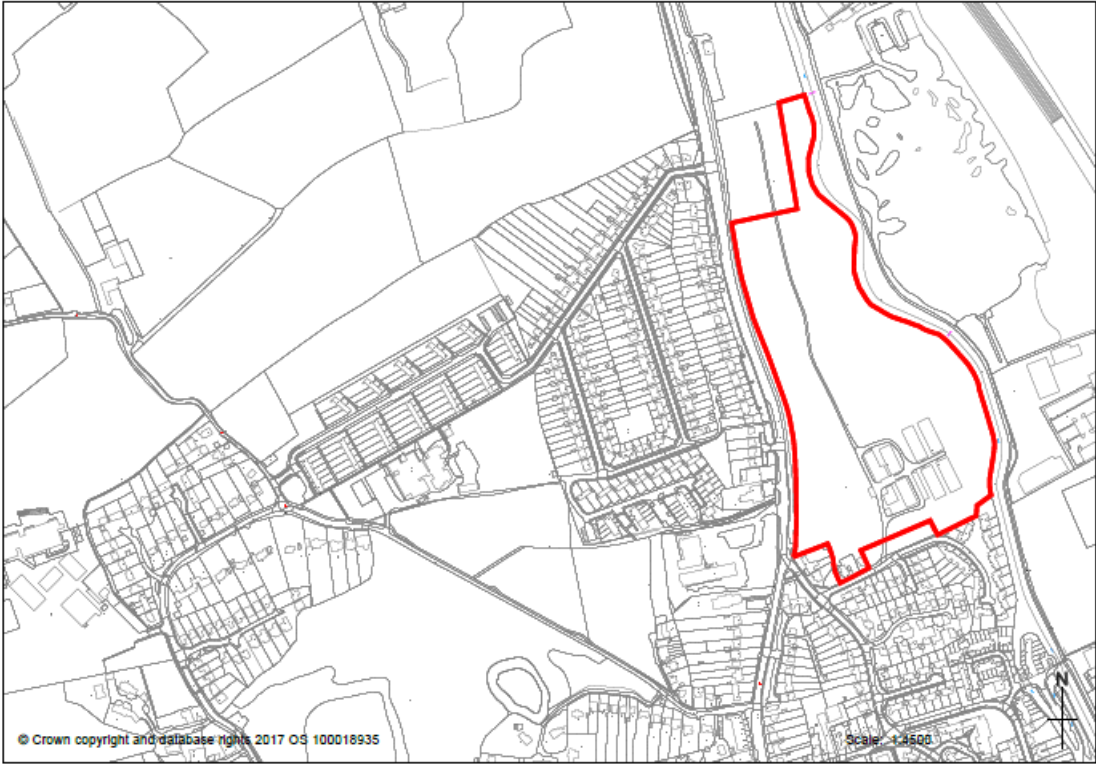
Green Belt to Residential

Site Reference	KL-h1
Site Information	
Site Address:	Land at Hill Farm, Love Lane
 <p>© Crown copyright and database rights 2017 OS 100018335 Scale: 1:3495</p>	
Area (ha) (gross)	9 ha
Current Use(s)	Agriculture
Proposed Use(s)	Residential development
Potential housing capacity / density (dwellings per hectare)	150 - 300 units, the density of which will vary depending on open space and other provisions of any development proposals.

Promoted by	Landowner	David H Cox
	Agent / developer	CBRE Ltd
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	KL-A3
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Moderate - low
b) SHLAA conclusions:	SHLAA reference	KL/7
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	9.3 ha
	SHLAA adjusted capacity	279 units
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large / Strategic
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Edge of settlement
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	David H Cox - Single ownership	
Affects key environmental designation(s)?	Heritage	To be confirmed. Adjacent to a conservation area and Listed Buildings.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	-
	11-15 years	-
	16+ years	-

	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
Estimated delivery programme (homes per annum)			75	75	75	75				
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Footpath links. • Off-site road improvements. • On/off-site community benefits. • Social infrastructure contributions. • Potential small community provision. • Informal recreation and open space could be considered as part of community benefits, such as small park or allotments. 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	<p>The promoter considers that the site is of a scale capable of providing on-site enhancements to assist in the transition from settlement to Green Belt by way of enhancements. Any proposals will seek to introduce enhancements to remaining Green Belt land, for example through the ability to provide enhanced access to, and enjoyment of, the countryside and the Green Belt.</p>									
Key land use issues raised	<p>Large loss of Green Belt land and north westerly extension of Kings Langley into adjoining open countryside to the rear of Chipperfield Road. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. The land also adjoins existing housing to the south and Kings Langley Secondary School to the north west. Site edges are generally well defined, particularly in terms of the A41 on its western side, and could create long-term defensible Green Belt boundaries. Access can be secured on to Love Lane, but suitability of this arrangement and capacity of the road will need to be confirmed bearing in mind the cumulative impact of traffic from the secondary school. Capacity of local services would</p>									

	<p>need to be tested. As the village straddles the Dacorum and Three Rivers district boundaries, then infrastructure issues need to be considered across both authority's areas. Its scale means that there is scope to deliver a modest range of on-site local facilities.</p>
<p>Sustainability Conclusion</p>	<p>Loss of greenfield land. The land is free from any immediate key ecological, landscape or archaeological / heritage designations. However, impact on the adjoining Conservation Area and nearby Listed Buildings will need to be carefully managed. The site is relatively accessible. It is in close proximity to a secondary school, existing open space and local sports facility, and lies near to a primary school. The land is located slightly further away from the services and facilities provided along the High Street, although there is direct and level access to the village centre for walking and cycling. Potential to deliver a variety of on-site play space, open spaces and footpath links.</p>

Site Reference	KL-h2
Site Information	
Site Address:	Land at Rectory Farm, Hempstead Road
	
Area (ha) (gross)	8.0ha
Current Use(s)	Mixed B1/B2/B8 (c.45,000sq.ft (4,180sq.m) of industrial/storage) with outside storage, and adjoining open land.
Proposed Use(s)	Residential development/ recreational
Potential housing capacity / density (dwellings per hectare)	To be confirmed.

Promoted by	Landowner	Mrs Wareham
	Agent / developer	Brasier Freeth
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	KL-A1
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Low
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	None
	Greenfield / PDL / Mixed	Mixed
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Mrs S Wareham	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	Yes
	Ecology	To be confirmed.

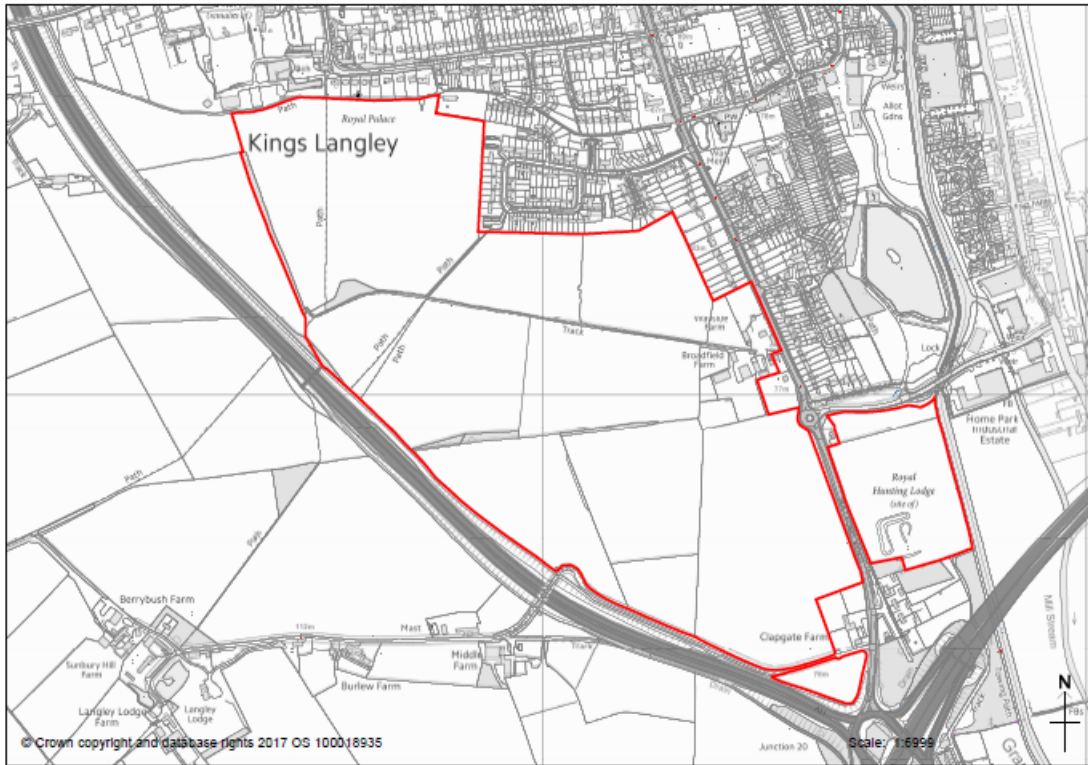
	Other(s)	<ul style="list-style-type: none"> • Grade 3 agricultural land. • TPOs • Wildlife Site (GUC / River Gade) • An oil pipeline buffer zone lies at the northern end of the site. • The site falls within a Sand and Gravel Belt (minerals consultation area). 									
Timescale	Not known	Yes									
	0-5 years	-									
	6-10 years	-									
	11-15 years	-									
	16+ years	-									
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
Potential new infrastructure provision	Primary school										To be confirmed.
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.										

<p>Key land use issues raised</p>	<p>Large loss of Green Belt land and northerly extension of the village along the Hempstead Road (A4251). Immediate eastern section of the site adjacent to the Grand Union Canal also falls within the flood plain. Therefore, a flood risk assessment will need to be undertaken. However, the land is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. The land adjoins existing housing to the south, Kings Langley Football Club to the north, and the canal to the west. Development would result in the loss of local employment opportunities, although national policy could potentially allow the reuse/redevelopment of this developed part of the site. Existing buildings are low-grade commercial buildings and their replacement could improve local visual amenities. If only part of the site were developed, then a new northern Green Belt boundary would need to be defined as this is currently weak. Access can be secured on to Hempstead Road via Gade Valley Close / Rectory Lane, but suitability of this arrangement and capacity of these roads will need to be confirmed. Direct access on to Hempstead Road could also be explored. Capacity of local services would need to be tested. As the village straddles the Dacorum and Three Rivers district boundaries, then infrastructure issues need to be considered across both authority's area. Its scale means that there is potential to deliver a modest range of on-site facilities. Layout of development would need to take account of the oil pipeline buffer zone lying at the northern end of the site. Potential to explore improving the relationship with the canal and football club.</p>
<p>Sustainability Conclusion</p>	<p>Large loss of greenfield land, although part of the site is already previously developed land. The proposal would also result in the removal of local employment opportunities. The land is free from any immediate key landscape or archaeological / heritage designations. However, impact on the canal frontage will need to be carefully managed, particularly as it is also identified as a wildlife site, alongside assessing any flood risks. Similarly, the effects of and potentially benefits of any development on the site for the football club should be explored. The layout and design will also need to take accounts of existing trees as parts of the site are affected by TPOs. The site has good and level access to the services within the village local centre. Potential to deliver a variety of on-site play space, open spaces and footpath links and canalside improvements.</p>

Site Reference	KL-h3
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Site Information

Site Address:	Land to the east of A41 and Wayside Farm, Watford Road
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Area (ha) (gross)	Approximately 60 ha
Current Use(s)	Agricultural use
Proposed Use(s)	Residential, employment or mixed use development
Potential housing capacity / density (dwellings per hectare)	To be confirmed / 30-40dph

Promoted by	Landowner	Hertfordshire County Council
	Agent / developer	-
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	KL-A4 and KL-A5 (part of)
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Exclude from further assessment and retain as Green Belt.
	Summary of landscape appraisal (landscape sensitivity)	High (KL-A4)
b) SHLAA conclusions:	SHLAA reference	KL/8 (only a smaller parcel of the land promoted was assessed)
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	7.6
	SHLAA adjusted capacity	151
Preliminary Site Assessment		
Type of site	Small/Medium/Large/ Strategic/ Neighbourhood	Large / Strategic / Neighbourhood
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	HCC own the freehold interest of Wayside Farm and Middle Farm.	
Affects key environmental designation(s)?	Heritage	There are two designated Areas of Archaeological Significance. One in the north to the rear of Langley Hill (not in HCC ownership), and one to the east of Watford Road (in HCC ownership). Each contains a Scheduled Ancient Monument.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	The eastern edge of the smaller south eastern parcel falls within Flood Zone 3.
	Ecology	To be confirmed.

	Other(s)	<ul style="list-style-type: none"> Grade 3 agricultural land. The site falls within a Sand and Gravel Belt (minerals consultation area). 								
Timescale	Not known	-								
	0-5 years	Yes								
	6-10 years	Yes								
	11-15 years	-								
	16+ years	-								
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed.				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park/playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.									
Key land use issues raised	The land forms part of extensive County Council rural holdings on the south western edge of Kings Langley close to Junction 20 of the M25. It adjoins existing housing on its northern edge and there are three farm buildings on the west side of Watford Road. Potential extensive loss of Green Belt land and major south-									

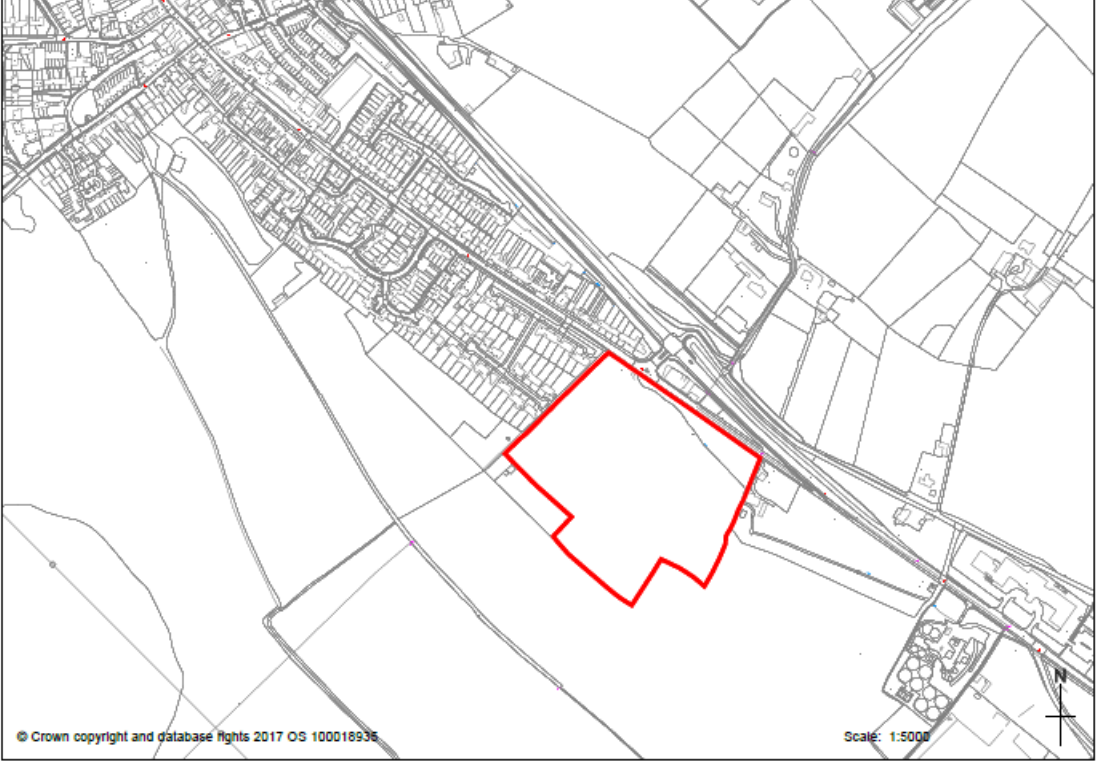
	<p>westward expansion of the village into open countryside along the Watford Road (A4251) and valley side up to the A41. It is not identified as an area to be recommended for further assessment as a boundary amendment in the Stage 2 Green Belt study.</p> <p>New development will need to be consistent with the character of the settlement; and will need to respect Kings Langley Conservation Area and the key views across the Gade Valley and along the canal.</p> <p>The site is of a scale to support a range of uses and has strategic potential to provide for future employment land in the Borough and the wider South West Hertfordshire area. However, the major release of Green Belt land would need to be fully justified in terms of need and impact on Kings Langley. Land holdings closest to the immediate village edge would have less impact and could be better supported (if required).</p> <p>This area (particularly the land next to Watford Road) could be attractive for offices, because of its proximity to Kings Langley station, bus routes, local employment (in Three Rivers) and M25 Junction 20. This view is supported by the employment land study. Commercial development could be accompanied by residential. The scale and timing of any development would be dependent on the need for employment / residential land over the Plan period. There may also be justifications to 'safeguarded land' for possible long-term office development until a clear need is demonstrated in the future.</p> <p>Direct access can be secured onto Watford Road, but depending on type/scale of development, suitability of this arrangement and capacity of the road network will need to be confirmed. Similarly, there may also be a need to test the impact on Junction 20 of the M25. Capacity of local services would also need to be assessed, particularly in relation to the effect of any potential housing on the site. As the village straddles the Dacorum and Three Rivers district boundaries, then infrastructure issues need to be taken into account across both authority's areas.</p> <p>Its scale means that there is potential to deliver a range of on-site facilities and off-site improvements.</p>
<p>Sustainability Conclusion</p>	<p>Substantial loss of greenfield land, but some of the site is already occupied by farm buildings. The land is free from any immediate key ecological and landscape designations. However, there are some important archaeological / heritage sites on its north western and south eastern edges, and the impact of any development on these will need to be carefully assessed. The smaller parcel of land on the eastern side of Watford Road is identified as a Scheduled Ancient Monument and lies in an area of flood risk, both of which would exclude its general availability for development. The site has good and level access to the</p>

	<p>services of the village local centre and is located close to employment areas and Kings Langley railway station. The proposal has the potential to secure a variety of on-site and off-site facilities dependent on the type and scale of development.</p>
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MARKYATE

RESIDENTIAL

Green Belt to Residential

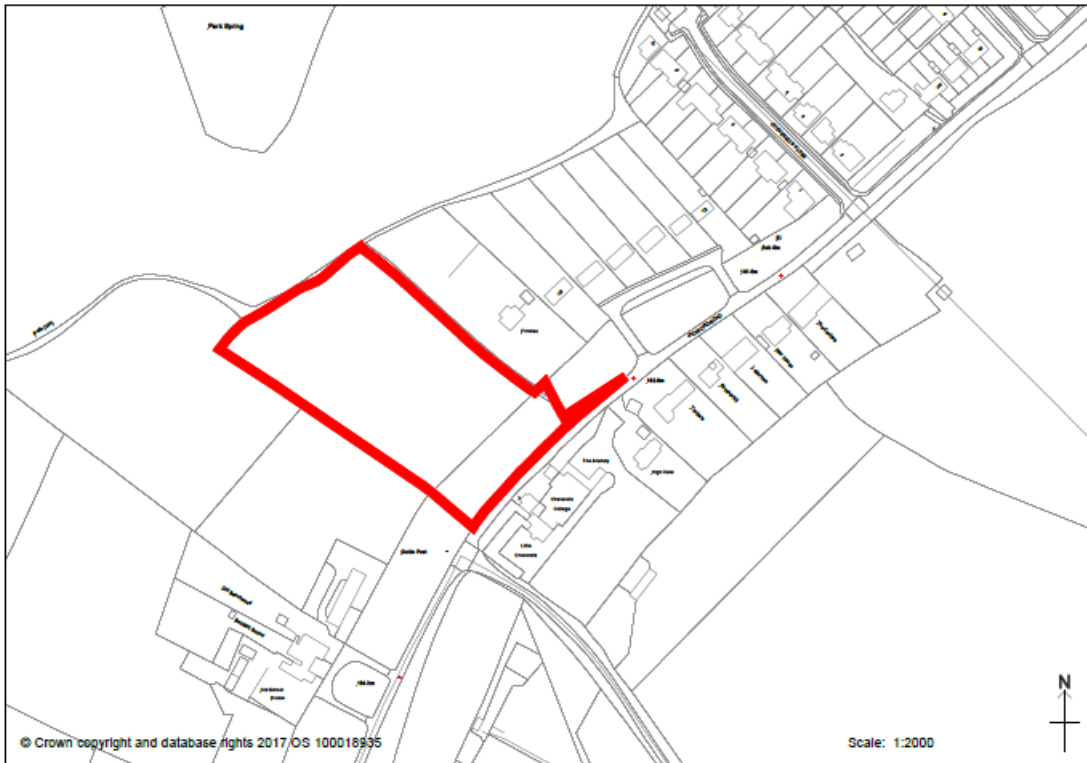
Site Reference	My-h1
Site Information	
Site Address:	Land south of Markyate
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:5000</p>	
Area (ha) (gross)	6.24
Current Use(s)	Open land
Proposed Use(s)	Primarily residential
Potential housing capacity / density (dwellings per hectare)	On net developable area of c.5 hectares: up to 150 @ 25-30dph

Promoted by	Landowner	-
	Agent / developer	Hunston Properties Limited
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	MY-A3
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	Less constrained area recommended for further assessment.
	Summary of landscape appraisal (landscape sensitivity)	Medium
b) SHLAA conclusions:	SHLAA reference	WA51
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	5.3
	SHLAA adjusted capacity	159
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Large
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Single ownership: Ms A McFarland	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	Indirectly – CAONB exists to the south-west of site.
	Floodplain (Zones 3a and 3b)	Yes – Zone 3a flood plain within NE quadrant of the site, reducing the developable area.
	Ecology	To be confirmed. The flood zone could open up an opportunity for environmental enhancement.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	Yes
	11-15 years	Yes
	16+ years	Yes

Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
			50	50	50					
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					<p>The promoter is suggesting the following:</p> <ul style="list-style-type: none"> • Additional play equipment. • Major off-site improvements to the entrance to Markyate from A5 • Potential roundabout on London Road • New riverside footpaths • Links to existing footpaths • Initial support to bus services. • Communal leisure space created either side of the River Ver. • Potential improvements/additions to Peggy's Field. • Potential funding of tennis courts (on 'wish list' from village survey), MUGA and cricket nets. 				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	The promoter is suggesting on-site compensatory environmental improvements either side of the River Ver.									
Key land use issues raised	Greenfield site in Green Belt which is recommended in the Stage 2 Green Belt review for further assessment as a boundary amendment. Would represent large-scale change for Markyate. Located on edge of village at a distance from local facilities. Potential impact on Ver Valley and it may be visually prominent along the A5. South eastern part of the site falls within a flood plain and would require a flood risk assessment. The floodplain will limit the developable area and should be avoided in terms of new development. This area could be utilised for environmental enhancement. Access can be directly secured from London Road. High Street congested/heavily parked at peak times, but its location and access onto the A5 (via London Road) would lessen its pressure on this area. Scale of development would require careful assessment of its impact on local infrastructure,									

	particularly schooling and local roads.
Sustainability Conclusion	Loss of greenfield site, but free of key identified ecological / heritage constraints. While the village has a modest range of local commercial and community facilities, the site lies at a distance from these. However, London Road / High Street provide a level and direct route to facilities and services which would encourage walking and cycling. The scheme is of a sufficient scale to provide for a modest level of new community/leisure facilities. Development in the floodplain is to be avoided and flood risk will need to be carefully assessed, although it could present an opportunity for local environmental enhancements.

Site Reference	My-h2
Site Information	
Site Address:	Land at Pickford Road



Area (ha) (gross)	1.33 ha comprising of: <ul style="list-style-type: none"> • Smaller parcel fronting Pickford Road (0.23ha) • Larger parcel to rear (1. 1ha)
Current Use(s)	Open fields
Proposed Use(s)	Housing
Potential housing capacity / density (dwellings per hectare)	25 units (larger parcel) at 25dwpha

Promoted by	Landowner	-
	Agent / developer	Village Foundations
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	-
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	-
	Summary of landscape appraisal (landscape sensitivity)	-
b) SHLAA conclusions:	SHLAA reference	WA45
	Accepted (A) / Rejected (R)	Accepted
	SHLAA adjusted site area	1.0
	SHLAA adjusted capacity	17
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Medium
	Greenfield / PDL / Mixed	Greenfield
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Rural Area
Landownership details	<ul style="list-style-type: none"> James Brian Armstrong and Odile Marthe Armstrong Ian Nigel Tully and Deborah Alison Cunningham Brian Richard Johnstone as Trustees Of The Tully Children's Fund 	
Affects key environmental designation(s)?	Heritage	To be confirmed.
	Landscape (e.g. CAONB)	Lies adjacent to CAONB.
	Floodplain (Zones 3a and 3b)	-
	Ecology	Frontage onto Pickford Road identified as a Wildlife Site.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	-
	11-15 years	-
	16+ years	-

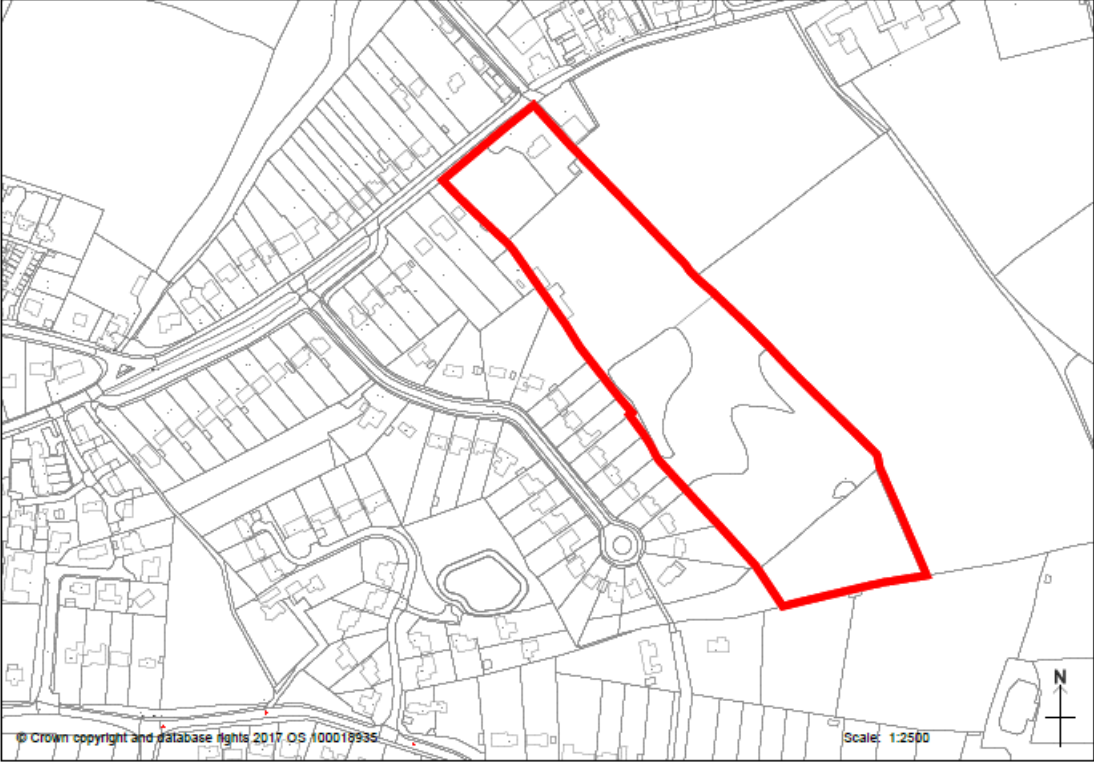
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
								25		
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed.				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	To be confirmed.									
Key land use issues raised	The land forms part of a green and low density, southern entry into Markyate. It falls in the Rural Area and adjoins the CAONB. The frontage forms part of a local wildlife site. Site has clear boundaries and lies immediately adjacent to housing on the village edge, but would extend development along Pickford Road into open countryside. Access can be directly secured from Pickford Road, but this would need to cut across the wildlife site that makes up its frontage. Pickford Road has a poor junction arrangement with High Street and its ability to accommodate new development may need to be tested.									
Sustainability Conclusion	Loss of greenfield site and access arrangement would impact on the wildlife site. While the village has a modest range of local commercial and community facilities, the site lies at a distance from these. Pickford Road does provide a direct although not level route to the local centre. This would discourage walking and cycling. Impact on CAONB and wildlife site will need to be									

	carefully assessed / managed.
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OTHER SETTLEMENTS

RESIDENTIAL

Green Belt to Residential

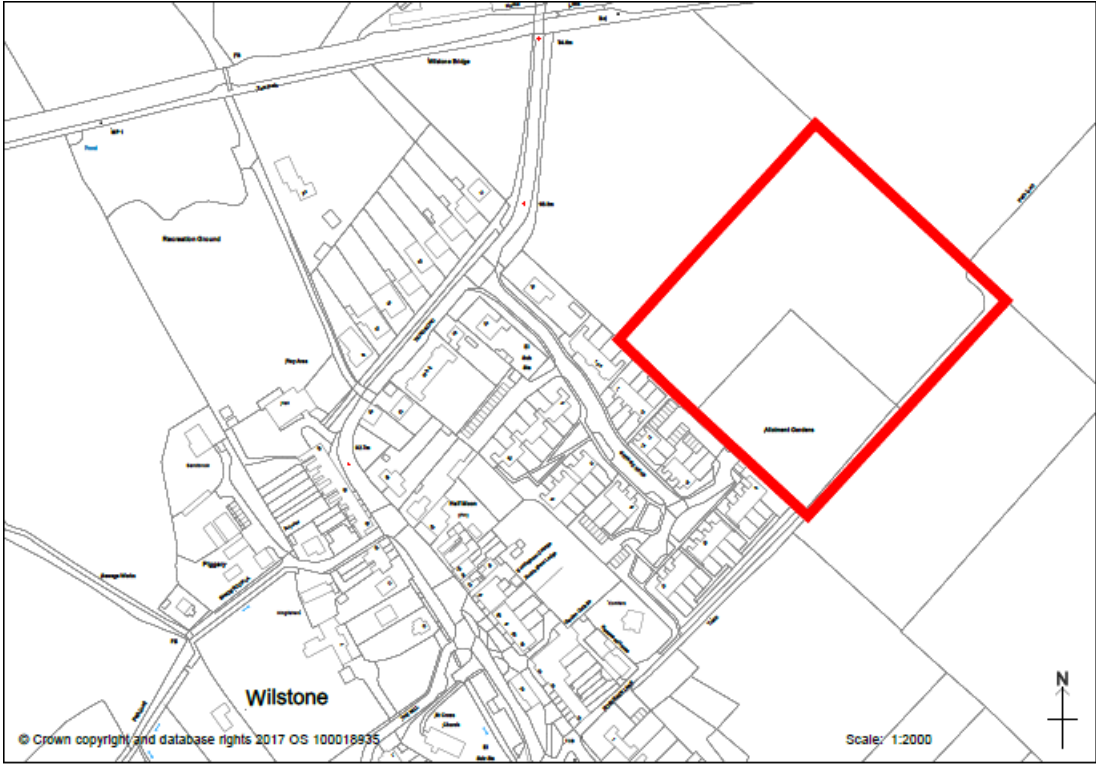
Site Reference	O-h1
Site Information	
Site Address:	Land at Old Kiln Meadow, Water End Road, Potten End
 <p>© Crown copyright and database rights 2017 OS 100018935 Scale: 1:2500</p>	
Area (ha) (gross)	3.2 ha
Current Use(s)	Residential / agricultural
Proposed Use(s)	Residential C3
Potential housing capacity / density (dwellings per hectare)	45-49 new dwellings for the site

Promoted by	Landowner	Mr & Mrs Stone
	Agent / developer	Thomas and Spiers Architects
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	-
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	-
	Summary of landscape appraisal (landscape sensitivity)	-
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Medium
	Greenfield / PDL / Mixed	Greenfield / PDL
	In settlement / settlement edge / countryside	Settlement Edge
	Green Belt / Rural Area / CAONB	Green Belt
Landownership details	Mr & Mrs Stone	
Affects key environmental designation(s)?	Heritage	To be confirmed. The promoter has identified a Roman road to perimeter of site and the potential of a historic brickwork site.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed. The promoter is suggesting that the existing pond is to be retained and acknowledges the need for an ecology study.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	-

	11-15 years					-				
	16+ years					-				
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27
			25	24						
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	
Potential new infrastructure provision	Primary school					To be confirmed. The promoter suggests that there may be potential to explore a community space / benefit.				
	Secondary school									
	Health facilities									
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 									
	Local store / other retail									
	Community hall / leisure space									
	Park / playing pitches / allotments / MUGAs									
	Employment floorspace (A2 / B1 / B2 / B8)									
	Other									
Site Assessment Conclusions										
On and/or off-site compensatory environmental improvements (Green Belt sites only)	-									
Key land use issues raised	The site is located on the immediate edge of the village within a well-defined parcel of land, but still represents a relatively sizeable eastern extension of Potten End. The site was not assessed in the Stage 2 Green Belt study. Existing mature tree coverage will limit extent of developable area, but could help partially screen the site. Impact on local services/facilities would need to be assessed. Direct access can be secured onto Water End Road. Proposal falls outside of the CAONB and is located away from the Conservation Area. Opportunity to meet local housing need of the village and allow people to stay locally. A small expansion of the village could help support the diversity and vitality of the village.									

Sustainability Conclusion	Loss of greenfield land, although it is not currently affected by any key identified constraints. The village has a modest range of local facilities, but journeys would still be required to other larger centres. Limited impact on built heritage, as it lies away from the Conservation Area. The site does not form part of any archaeological designation, but given its potential this could be an issue that requires further investigation. Potential impact on pond feature, although this could be mitigated by securing a buffer around it. Trees at southern and western edge of site will need protecting from any development.
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Rural Area to Residential

Site Reference	O-h2
Site Information	
Site Address:	Land to the north east of Grange Road, Wilstone
	
Area (ha) (gross)	2.0 Ha
Current Use(s)	Open fields and allotments
Proposed Use(s)	Residential and retain allotments
Potential housing capacity / density (dwellings per hectare)	30 units at 20dwpha or up to 42 units using detached quarters homes for affordable and starter homes.

Promoted by	Landowner	-
	Agent / developer	Village Foundations
	Other	-
Technical Studies Assessment		
a) Stage 2 Green Belt Review and Landscape Appraisal conclusions:	Green Belt parcel number	-
	Recommendation taking into account Green Belt function, constraints and landscape appraisal	-
	Summary of landscape appraisal (landscape sensitivity)	
b) SHLAA conclusions:	SHLAA reference	-
	Accepted (A) / Rejected (R)	-
	SHLAA adjusted site area	-
	SHLAA adjusted capacity	-
Preliminary Site Assessment		
Type of site	Small / Medium / Large / Strategic / Neighbourhood	Medium
	Greenfield / PDL / Mixed	Mixed
	In settlement / settlement edge / countryside	Settlement edge
	Green Belt / Rural Area / CAONB	Rural Area
Landownership details	The official custodian for charities c/o Messrs. Wilkins on behalf of The Consolidated Charities of the Parish of Tring.	
Affects key environmental designation(s)?	Heritage	To be confirmed. Lies adjacent to an area of archaeological significance.
	Landscape (e.g. CAONB)	-
	Floodplain (Zones 3a and 3b)	-
	Ecology	To be confirmed.
	Other(s)	Grade 3 agricultural land.
Timescale	Not known	-
	0-5 years	Yes
	6-10 years	-
	11-15 years	-

		16+ years					-				
Estimated delivery programme (homes per annum)	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
				30							
Potential new infrastructure provision	Primary school					The promoter is suggesting the following: <ul style="list-style-type: none"> • Could incorporate local shop. • Could incorporate leisure space / play facilities. • Proposed design retains allotments. • Could provide rural work hub. 					
	Secondary school										
	Health facilities										
	Transport infrastructure: <ul style="list-style-type: none"> • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other 										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
Other											
Site Assessment Conclusions											
On and/or off-site compensatory environmental improvements (Green Belt sites only)	-										
Key land use issues raised	<p>The land is located on the immediate edge of Wilstone, but represents a relatively sizeable outward northward extension of the village. Impact on local services/facilities would need to be assessed. Main access would need to be secured via Grange Road, although the suitability of this arrangement would need to be tested. Scope to secure a small range of additional facilities for Wilstone. The proposal is located away from the Conservation Area but lies immediately adjacent to an area of archaeological significance. Opportunity to meet local housing needs of the village and allow people to stay locally. A small expansion of the village could help support the diversity and vitality of Wilstone.</p>										
Sustainability Conclusion	<p>Loss of greenfield land, but existing allotments to be retained. No immediate impact on identified built heritage / archaeology / ecology. The village has limited local facilities which would</p>										

	require journeys to other larger centres. However, there is scope to theoretically provide for a small range of community / commercial facilities.
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Appendix 1 List of sites subject to landowner meetings during March – April 2017

1. HEMEL HEMPSTEAD	
HH-h1a and 1b	North Hemel Hempstead
HH-h2	North of Gadebridge (Land at Piccotts End)
HH-h3	Land at Shendish, London Road
HH-e1	Land east of A41 at Felden
2. BERKHAMSTED	
Be-h1	Land south of Berkhamsted
Be-h2	Haslam Fields, Shootersway
Be-h3	Land at Ivy House Lane
Be-h4	Land between Durrants Lane / Bell Lane / Darr's Lane (two sites)
Be-h5	Land at Lockfield, New Road, Northchurch
Be-h6	Land adj. to Blegberry Gardens, Shootersway
Be-h7	Land at Bank Mill Lane
3. TRING	
Tr-h1	Land to the north of Station Road
Tr-h2	Land west of Marshcroft Lane
Tr-h3	Land at Icknield Way / Grove Road (New Mill)
Tr-h5	Land at Dunsley Farm, London Road
Tr-h6	Land north of Icknield Way (Waterside Way)
4. BOVINGDON	
Bov-h1	Land at Grange Farm, Green Lane
Bov-h2	Land south east of Homefield
Bov-h3	Land r/o Green Lane / Louise Walk
Bov-h4	Land at Duckhall Farm, Newhouse Road
5. KINGS LANGLEY	
KL-h1	Land at Hill Farm, Love Lane
KL-h2	Land at Rectory Farm, Hempstead Road
KL-h3	Land to the east of A41 and Wayside Farm, Watford Road
6. MARKYATE	
My-h1	Land south of Markyate

Appendix 2 List of sites not subject to landowner meetings during March – April 2017

2. BERKHAMSTED	
RESIDENTIAL	
Green Belt to Residential	
Be-h8	Berkhamsted Golf Range, The Brickworks, Spring Garden Lane

3. TRING	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
Tr-h4	Land at Cow Lane / Station Road

6. MARKYATE	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
My-h2	Land at Pickford Road

7. OTHER SETTLEMENTS	
RESIDENTIAL	
Green Belt to Residential	
Site Code	Site Address
O-h1	Land at Old Kiln Meadow, Water End Road, Potten End
O-h2	Land to the north east of Grange Road, Wilstone

Appendix 3 Site pro-forma sent to landowners / developers for completion

***[Settlement]**

Residential

Site Reference	
Site Information	
Site Address:	
<p>* (insert or attach map)</p>	
*Area (ha) (gross)	
*Current Use(s)	
*Proposed Use(s)	
*Potential housing capacity / density (dwellings per hectare)	

*Promoted by	Landowner									
	Agent / developer									
	Other									
Technical Studies Assessment										
a) Green Belt study conclusions:	Green Belt parcel number									
	Fulfils Green Belt function									
b) SHLAA conclusions:	SHLAA reference									
	Accepted (A) / Rejected (R)									
	SHLAA adjusted site area									
	SHLAA adjusted capacity									
Preliminary Site Assessment										
*Type of site	Small / Medium / Large / Strategic / Neighbourhood									
	Greenfield / PDL / Mixed									
	In settlement / settlement edge / countryside									
	Green Belt / Rural Area / CAONB									
*Landownership details										
*Affects key environmental designation(s)?	Heritage									
	Landscape (e.g. CAONB)									
	Floodplain (Zones 3a and 3b)									
	Ecology									
	Other(s)									
*Timescale	Not known									
	0-5 years									
	6-10 years									
	11-15 years									
	16+ years									
*Estimated delivery	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27

programme (homes per annum)											
	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36		
*Potential new infrastructure provision	Primary school										
	Secondary school										
	Health facilities										
	Transport infrastructure: • Bus loop • Cycle/ footpath links • On-site road improvements • Off-site road improvements • Other										
	Local store / other retail										
	Community hall / leisure space										
	Park / playing pitches / allotments / MUGAs										
	Employment floorspace (A2 / B1 / B2 / B8)										
	Other										
Site Assessment Conclusions											
*On and/or off-site compensatory environmental improvements (Green Belt sites only)											
Key land use issues raised											
Sustainability Conclusion											

<p>Next steps recommended</p>	
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Notes:

* Fields requiring completing.

Small Site – 1-9 homes

Medium Site – 10-49 homes

Large Site – 50-199 homes

Strategic Site – 200-500 homes

Neighbourhood Site – 500+ homes

MUGA – Multiple Use Games Area

The following are defined as key environmental designations for the purposes of this assessment:

- Chilterns Area of Outstanding Natural Beauty (AONB)
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve (LNR)
- Semi-Natural Ancient Woodland
- Historic Park and Garden
- Scheduled Ancient Monument (SAM)
- Floodplain (only in relation to greenfield sites)

Some other possible considerations under the environmental designations include:

- Best and Most Versatile agricultural land
- Source Protection Zone
- Tree Protection Orders
- Loss of open space
- Sterilisation of mineral resources
- Presence of Contaminated land
- In AQMA

APPENDIX 4 Map of sites

