



Site Selection: Appendix A Summary of Site Selection

Dacorum Local Plan (2020-2038)
Emerging Strategy for Growth
November 2020

Appendix A provides a high level summary of the site selection process. It demonstrates the work carried in order to filter the number of sites to those that are suitable. This appendix also demonstrates the council’s process of discounting sites that are not in accordance with the new strategy for the Local Plan. The assessment also identifies which sites are carried forward for detail testing (further detail of these are set out in **Appendix B**).

Further detail on sites identified in **BLUE** is contained in the Urban Capacity Study.

Further detail on all other sites assessed is contained in the AECOM Site Assessment Study. Where the site reference includes the letter “L”, the detail for these is contained in the Site Assessment Study Addendum, prepared by Dacorum Borough Council.

Sites identified in **RED** are determined through the existing Site Assessment Studies as unsuitable for further consideration. Sites identified in **AMBER** are considered to be suitable for further consideration but were discounted for further consideration. Further information on the justification for why these sites were not carried forward is set out in the Site Selection Topic Paper (main report).

Main Settlements

Hemel Hempstead	3
Berkhamsted (with Northchurch)	9
Tring	12
Bovingdon	15
Kings Langley	18
Markyate	22

Other Settlements

Aldbury	25
Bourne End	27
Briden’s Camp	29
Chipperfield	31
Cow Roast	34
Flamstead	36
Flauden	38
Great Gaddesden	40
Little Gaddesden	42
Long Marston	44
Potten End	46
Wigginton	48
Wilstone	51

Settlement: Hemel Hempstead

Settlement Hierarchy: Main Centre for Development and Change

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	1,873 dwellings
Review of existing Core Strategy/Site Allocations DPD	3,695 dwellings
Recommended new urban allocations	1,660 dwellings
Grovehill NDP allocation	200 dwellings (estimated)
Windfall estimate	1,710 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Marchmont Farm	LA1	Existing allocation - reviewed	385 dwellings*
Old Town	LA2	Existing allocation - reviewed	90 dwellings
West Hemel Hempstead	LA3	Existing allocation - reviewed	1150 dwellings*
West Herts College site and Civic Zone	MU/1	Existing allocation - reviewed	200 dwellings
Hemel Hempstead Hospital Site, Hillfield Road	MU/2	Existing allocation - reviewed	450 dwellings*
Paradise / Wood Lane End	MU/3	Existing allocation - reviewed	350 dwellings*
Hemel Hempstead Station Gateway, London Road	MU/4	Existing allocation - reviewed	350 dwellings*
National Grid Land, London Road	H/2	Existing allocation - reviewed	400 dwellings
Ebberns Road	H/4	Existing allocation - reviewed	30 dwellings
Land at Turners Hill	H/7	Existing allocation - reviewed	60 dwellings
233 London Road	H/8	Existing allocation - reviewed	10 dwellings
Land to r/o St. Margaret's Way / Datchworth Turn	H/11	Existing allocation - reviewed	50 dwellings
Frogmore Road	H/13	Existing allocation - reviewed	170 dwellings
Market Square and Bus Station, Marlowes	Hemel03	Recommended new allocation	130 dwellings*
NCP Car Park	Hemel05	Recommended new allocation	100 dwellings*
Two Waters North/The Plough	Hemel15/ 16/17/18	Existing allocation - reviewed / Recommended new allocation	350 dwellings*
Two Waters Road / London Road	Hemel23	Recommended new allocation	60 dwellings
Symbio Place, Whiteleaf Road	Hemel31	Recommended new allocation	180 dwellings
South of Green Lane	Hemel42	Recommended new allocation	80 dwellings
Wood Lane End (66 and 72)	Hemel57	Recommended new allocation	150 dwellings
Kier Park (Plots 2/3)	Hemel58	Recommended new allocation	250 dwellings*
Cupid Green Depot, Redbourn Road	Hemel60	Recommended new allocation	360 dwellings
		TOTAL	5,355 dwellings

* denotes that other uses are proposed as part of a mixed-use development.

GREENFIELD/RURAL SITES

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land at Ridgeway	70	Pre-Phase 1 Assessment	Site is smaller than 0.3 hectares.
Woodhall, Woodhall Lane	76	Pre-Phase 1 Assessment	
Pouchen End Hall, Pouchen End Lane	79	Pre-Phase 1 Assessment	
126 Oatfield, Dodds Lane, Piccotts End	77	Pre-Phase 1 Assessment	Overlap with site 74, North and North-East Hemel.
Camelot Rugby Club, Chaulden Lane	143	Pre-Phase 1 Assessment	Overlap with site 83, Camelot Rugby Club.
Land South of Laidon Square	144	Pre-Phase 1 Assessment	Within the existing urban area of Hemel Hempstead, and therefore outside of the remit of this assessment.
Grovehill Local Centre	75	Pre-Phase 1 Assessment	
Holtsmere End Farm	65	Phase 1 Assessment	Site is situated in the open countryside for planning purposes. Site is considered in part through site 74, North and North-East Hemel.
Land adj. Oakwood, Sheethanger Lane	67	Phase 2 Assessment	Traffic safety and access issues appear to be a fundamental constraint to development, and site is in Green Belt, though is away from the AONB and its setting. On the basis of the traffic and access issues, site is considered unsuitable for development.
Land at Piccotts End	69	Phase 2 Assessment	Site has constraints on a significant number of important criteria including existing contribution to Green Belt purposes, heritage, AONB setting and coalescence. Performance on environmental designations and flooding is also of concern.
Land East of A41 at Felden	71	Phase 2 Assessment	Traffic access issues appear to be a fundamental constraint to development in both residential and employment terms. For the purposes of this study, no solution is apparent, so the conclusion has to be that the site is not suitable for development, with the onus being on the site promoter/developer to demonstrate an access solution that is acceptable to the Council. Site considered most suitable for employment use.

Stables Field Piccotts End Lane	84	Phase 2 Assessment	Site performs among the worst possible in Green Belt terms and poor performance on this criterion is accompanied by poor performance on heritage criterion. Major constraints in terms of landscape.
Hendelayk, Roughdown Villas Road	64	Phase 2 Assessment	Site is wholly designated as a Local Wildlife Site.
Land at Rucklers Lane	93	Phase 2 Assessment	Extent of ancient woodland across the site is considered a fundamental constraint. While there is potential for the landowner to reduce the site boundary to the Rucklers Lane frontage only to mitigate this, in this case site would be too small to allocate. Site is in Green Belt and makes a strong existing contribution to Green Belt purposes.
Shendish Manor (second site)	150L	Phase 2 Assessment	It is unclear how safe access can be provided to the site.

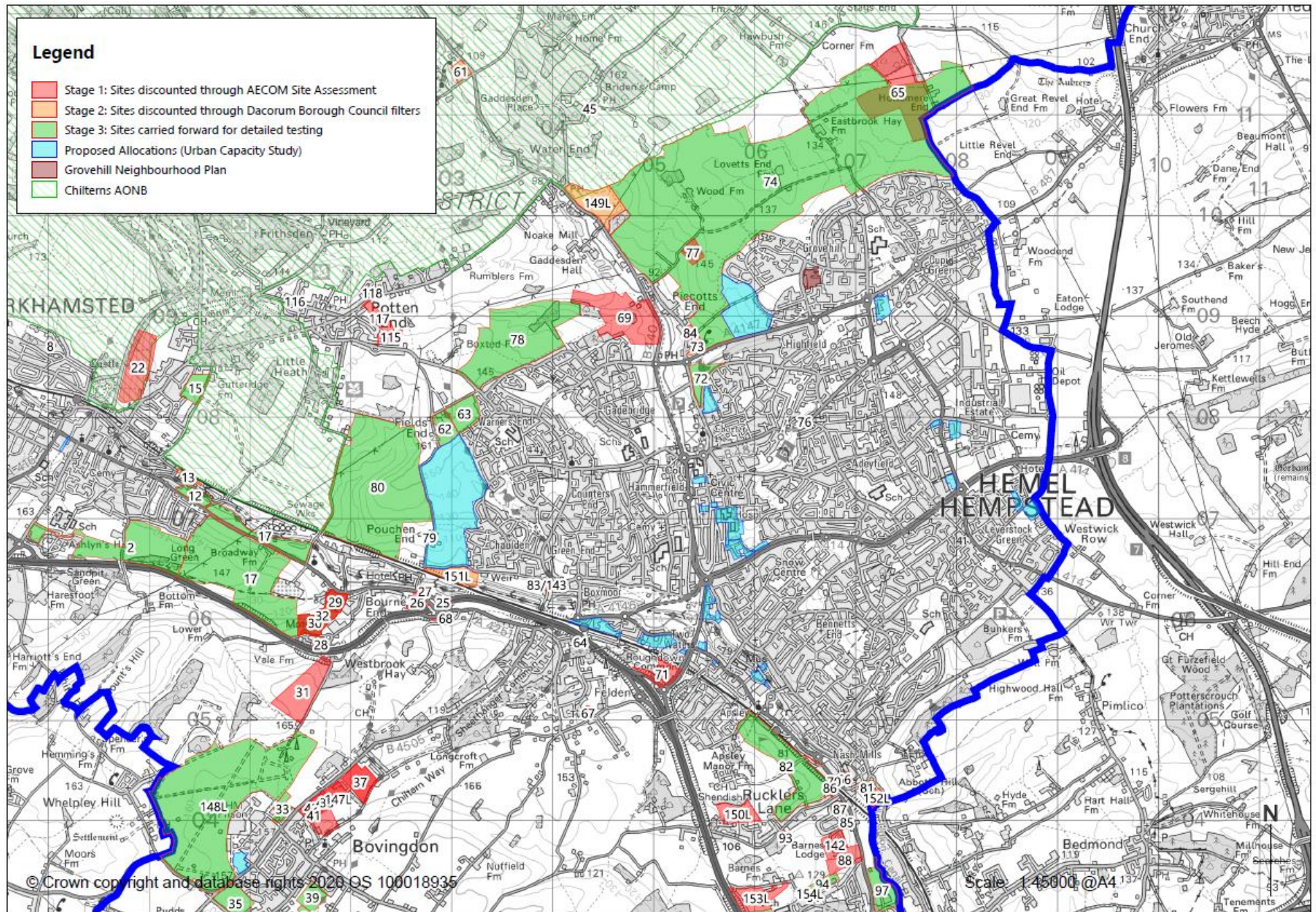
Sites considered to be suitable for further consideration but not carried forward for detailed testing:

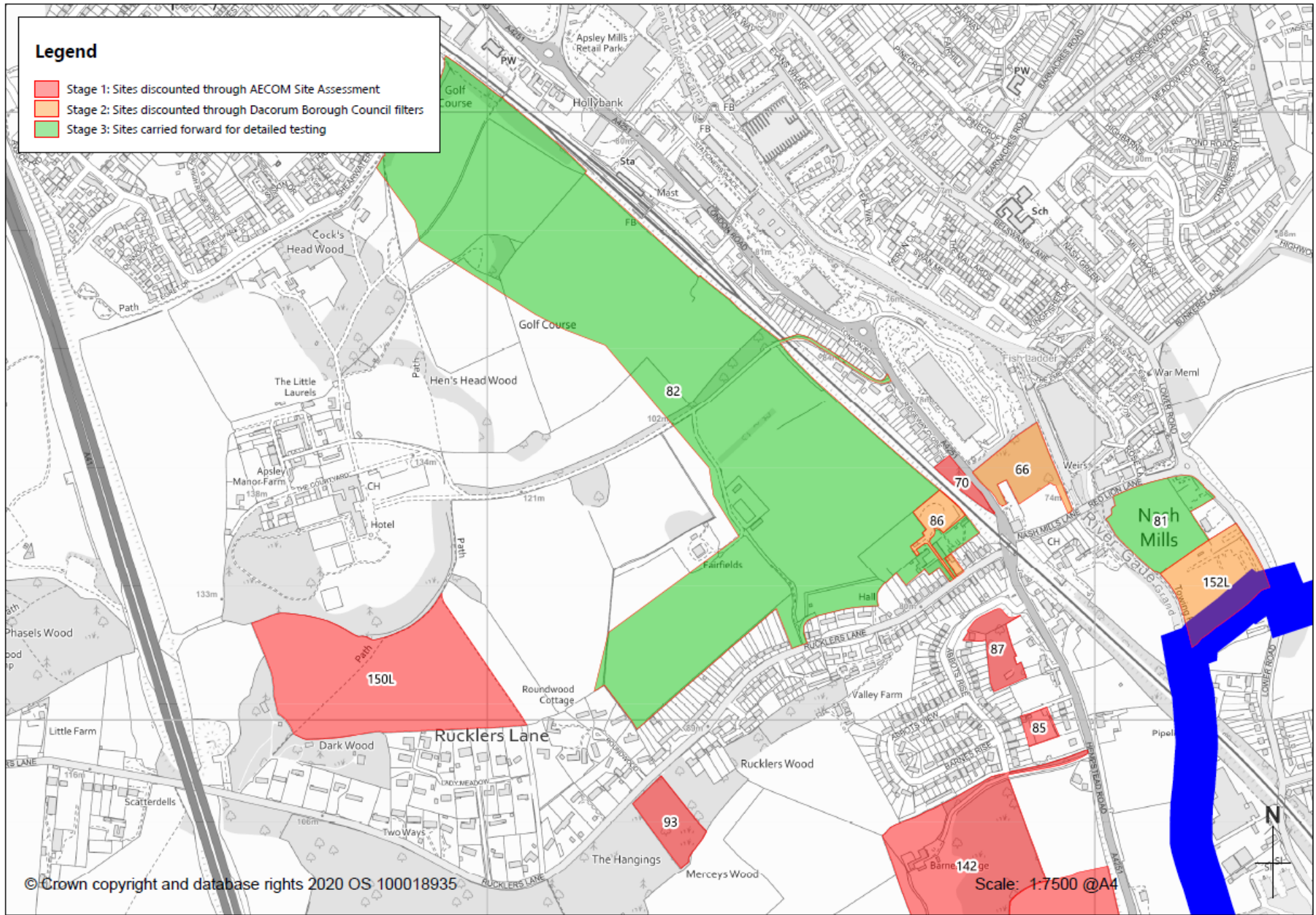
Site	Site Reference	Justification
Camelot Rugby Club, Chaulden Lane	83	Site is smaller than 1ha, and there is sufficient evidence to demonstrate that there is a healthy supply of smaller sites which are capable of meeting 10% of the housing requirement.
Marchmont Farm	73	Development of this site would erode an important open gap separating Hemel Hempstead with Piccotts End, with limited potential for mitigation.
Land adj. Red Lion	66	The site is at greater risk of flooding and sequentially there are more preferable sites available in Hemel Hempstead.
16-18 and 22 Rucklers Lane	86	Site is smaller than 1ha, and there is sufficient evidence to demonstrate that there is a healthy supply of smaller sites which are capable of meeting 10% of the housing requirement. Site forms part of a larger parcel (Site 82) which is identified for detailed testing.
Gaddesden Estate	149L	The site is located adjacent to Site 74 which is carried forward for detailed testing, however AECOM identified that the sloping land of the Gade Valley is unsuitable for development. As this parcel is also located on the slopes of the valley, it is considered to be unsuitable for development and not carried forward for detailed testing.
Chaulden Lane	151L	Evidence supporting the existing allocation "West of Hemel" to the north of this site concludes that Chaulden

		Lane is unlikely to be able to accommodate safe access to this site for any substantial form of development.
Shaffords Knoll Farm	152L	Development of this site would erode the important open gap separating Hemel Hempstead from Nash Mills, resulting in coalescence between the settlements.

Sites identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
North and North-East Hemel	74	AECOM considers that part of this site is suitable for further consideration with major constraints.
Land South of Link Road/ West of Fletcher Way	72	
Pouchen End Lane	80	
Fields End Farm	62	AECOM considers that these sites are suitable for further consideration with major constraints.
Fields End Lane	63	
Polehanger Lane	78	
Red Lion Lane	81	
Shendish Manor and Fairfields	82	





Settlement: Berkhamsted (with Northchurch)

Settlement Hierarchy: Market Town

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	143 dwellings
Review of existing Core Strategy/Site Allocations DPD	86 dwellings
Recommended new urban allocations	40 dwellings
Windfall estimate	217 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Land at Shootersway (Hanburys)	LA4	Existing allocation - reviewed	40 dwellings
Gossoms End / Billet Lane	MU/7	Existing allocation - reviewed	30 dwellings*
Berkhamsted Civic Centre and land to rear of High Street	MU/9	Existing allocation - reviewed	16 dwellings*
Sarthe Business Park, Billet Lane	Berk11	Recommended new allocation	40 dwellings
TOTAL			126 dwellings

* denotes that other uses are proposed as part of a mixed-use development.

GREENFIELD/RURAL SITES

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Darrs Lane and St Mary's Avenue, Northchurch	5	Pre-Phase 1 Assessment	Site is less than 0.3ha
Land at Castle Gateway, Castle Hill	8	Pre-Phase 1 Assessment	
The Lodge, Woodcock Hill	24	Pre-Phase 1 Assessment	
Ivy House Lane	11	Pre-Phase 1 Assessment	Overlap/duplication of site 15
London Road	21	Pre-Phase 1 Assessment	Overlap/duplication of site 12
Durrants Lane and Shootersway	7	Pre-Phase 1 Assessment	Existing allocation/planning permission.
Land adj. Chesham Road South of Ashlyns School	9	Pre-Phase 1 Assessment	Site boundary refined / Merged with larger site 2
Demeath, Shootersway	6	Phase 1 Assessment	Site situated in the open countryside for planning purposes.
Land at Darfields, Shootersway/Darrs Lane	14	Phase 1 Assessment	Sites are located wholly within the AONB.
Land off Pea Lane	19	Phase 1 Assessment	
New Road	22	Phase 1 Assessment	The majority (89%) of the site is located within the AONB.

13-17 Oakwood	1	Phase 2 Assessment	It is unclear how safe access could be provided.
Berkhamsted Golf Range, The Brickworks	23	Phase 2 Assessment	Although site is considered to be previously developed land, it performs very poorly in Green Belt terms. Isolated from existing settlement, and while currently in employment use, in practice it is suitable for a very limited range of employment types.

Sites considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Land at Bank Mill Lane (adj. Heron Place)	13	Site is smaller than 1ha, and there is sufficient evidence to demonstrate that there is a healthy supply of smaller sites which are capable of meeting 10% of the housing requirement.

Sites identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
South Berkhamsted Urban Extension	2	AECOM considers that these sites are suitable for further consideration with minor constraints.
British Film Institute Archive, Kingshill Way	3	
Haslam Playing Fields	10	
Land East of Berkhamsted	17	AECOM considers that part of this site is suitable for further consideration with major constraints.
Blegberry Gardens	4	AECOM considers that these sites are suitable for further consideration with major constraints.
Land at Bank Mill	12	
Ivy House Lane and Grovefield	15	
Land East of Darrs Lane	18	
Lock Field, New Road, Northchurch	20	
Land Between Shootersway and A41 bypass (Rossway Farm)	16	AECOM considered the site to be unsuitable due to its performance against Green Belt. The Council disagrees that the site should be discounted as unsuitable. While the site in isolation does not relate well to the existing built up area of Berkhamsted and Northchurch, it relates well to a number of other sites being promoted in this area which AECOM consider to be suitable for further consideration. The Council has excluded the small parcel of land (western end) that is located within the Chilterns AONB from further consideration.

Settlement: Tring

Settlement Hierarchy: Market Town

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	313 dwellings
Review of existing Core Strategy/Site Allocations DPD	74 dwellings
Windfall estimate	144 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Icknield Way (prev. employment land)	LA5	Existing allocation - reviewed	24 dwellings
Miswell Lane	H/15	Existing allocation - reviewed	50 dwellings
TOTAL			74 dwellings

GREENFIELD/RURAL SITES

Sites considered to be unsuitable for further consideration:

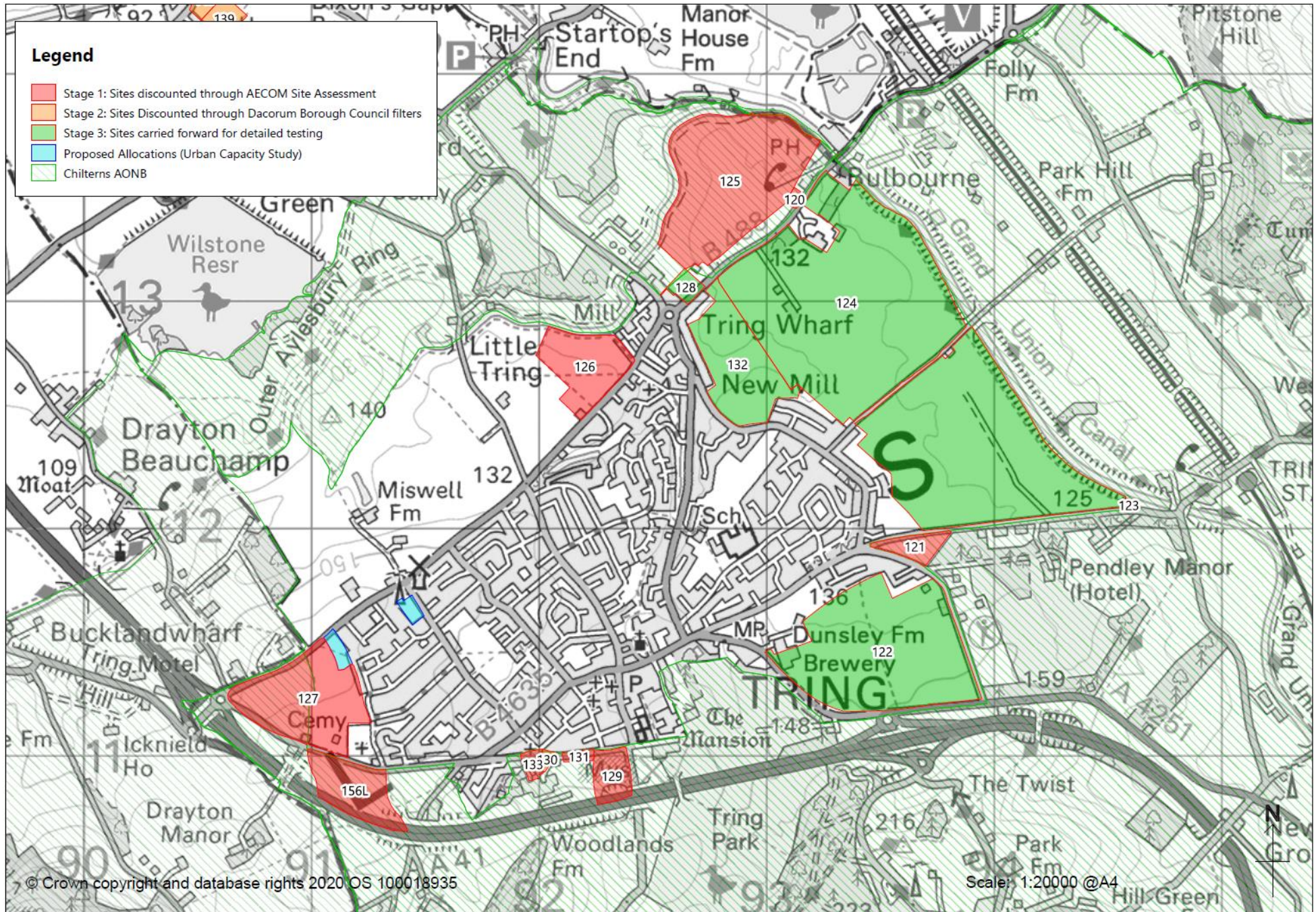
Site	Site Reference	Stage of the Assessment	Justification
Ivy Cottage Station Road	123	Pre-Phase 1 Assessment	Smaller than 0.3 hectares
Land North of Aylesbury Road	127	Phase 1 Assessment	Site is in part an existing allocation currently under construction. The remainder of the site is wholly within the AONB.
Land adj. Myrtle Cottages North of Bulbourne Road	120	Phase 1 Assessment	
Crow Lane-Station Road	121	Phase 1 Assessment	
Land North of Bulbourne Road	125	Phase 1 Assessment	
Land South of Park Road	129	Phase 1 Assessment	
Land South of Park Road/ Hastoe Lane/ Adj. A41	131	Phase 1 Assessment	
Land East of Woodland Close	133	Phase 1 Assessment	
Land south of Aylesbury Road	156L	Phase 1 Assessment	
Land North of Icknield Way	126	Phase 2 Assessment	

Site considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Land South of Park Road/ West of East Lodge	130	Site is smaller than 1ha, and there is sufficient evidence to demonstrate that there is a healthy supply of smaller sites which are capable of meeting 10% of the housing requirement.

Sites identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
New Mill	132	AECOM considers that this site is suitable for further consideration with minor constraints.
Land South of Gamnel Farm Bulbourne Road	128	AECOM considers that these sites are suitable for further consideration with major constraints.
Dunsley Farm	122	
Land East of Tring	124	



Settlement: Bovingdon

Settlement Hierarchy: Large Village

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	27 dwellings
Review of existing Core Strategy/Site Allocations DPD	40 dwellings
Windfall estimate	24 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Chesham Road and Molyneux Avenue	LA6	Existing allocation - reviewed	40 dwellings
TOTAL			40 dwellings

Greenfield/Rural sites:

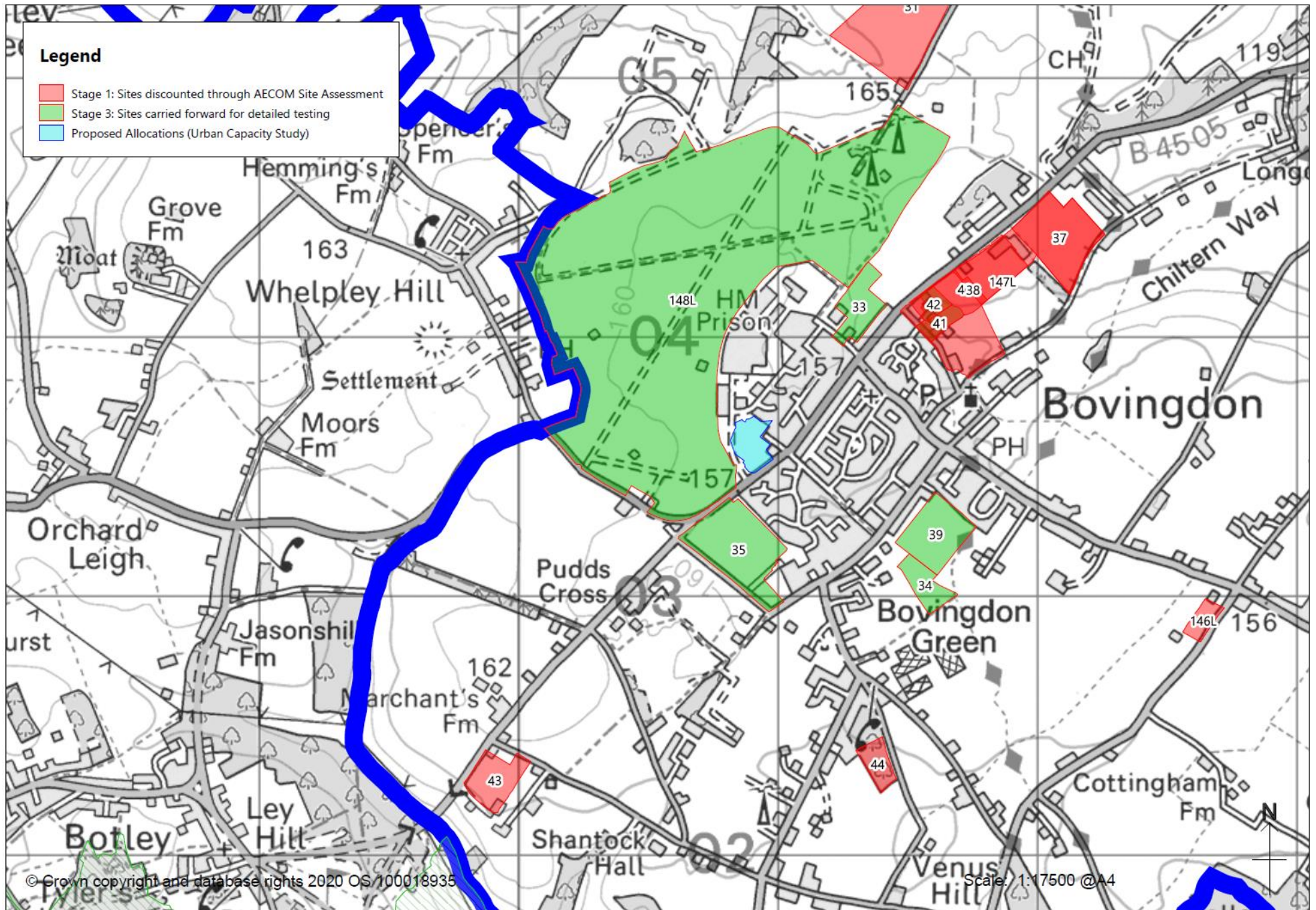
Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Grange Farm Extension	36	Pre-Phase 1 Assessment	Merged into site 35, Grange Farm
Hempstead Road and Stoney Lane	37	Phase 1 Assessment	These sites are located in open countryside, separate from the built-up area of the nearest settlement.
Highcroft Paddocks	38	Phase 1 Assessment	
Maple Farm, Shantock Lane	43	Phase 1 Assessment	
The Yard, Middle Lane	44	Phase 1 Assessment	
Kenwood Nurseries	146L	Phase 1 Assessment	
Land between Vicarage Lane and Bobsleigh Hotel	40	Phase 2 Assessment	Sites performs poorly on Green Belt criterion and would impact on the character and identity of Bovingdon.
Land south of Hempstead Road (larger site)	147L		

Sites identified by Dacorum Borough for detailed testing:

Site	Site Reference	Justification
Grange Farm	35	AECOM considers that these sites are suitable for further consideration with minor constraints. Council had carried these forward for detailed testing.
Homefield	39	
Fox Meadow	34	AECOM considers that amendments to these sites would result in them being suitable with major constraints. Council had carried these forward for detailed testing.
Land north of Vicarage Lane	41	
Land south of Hempstead Road	42	

Duckhall Farm	33	AECOM considers that this site is suitable for further consideration with major constraints. Council had carried this forward for detailed testing.
Bovingdon Airfield	148L	DBC considers that this site is suitable for further consideration with major constraints. Council had carried this forward for detailed testing.



Settlement: Kings Langley

Settlement Hierarchy: Large Village

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	71 dwellings
Review of existing Core Strategy/Site Allocations DPD	10 dwellings
Windfall estimate	48 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Coniston Road	H/18	Existing allocation - reviewed	10 dwellings
TOTAL			10 dwellings

GREENFIELD/RURAL SITES

Sites Considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
127 Hempstead Road	85	Pre-Phase 1 Assessment	Smaller than 0.3 hectares
Love Lane	96	Pre-Phase 1 Assessment	
Land south of Trout Lake Bungalow/Gaywood Land	95	Pre-Phase 1 Assessment	Overlap/duplication of site 92
West Meon, 46 Langley Hill	90	Pre-Phase 1 Assessment	Sites are an existing allocation and/or have planning permission.
Land adj. Coniston Road	91	Pre-Phase 1 Assessment	
Abbots Rise	87	Phase 2 Assessment	Site is in Green Belt and is constrained on this criterion, though it is noted that the Green Belt Review conclusion relates to a much wider area and is less relevant for the purposes of this individual site. Site consists of woodland that provides significant visual and environmental amenity to nearby residential area. Also, heavily constrained by a number of TPOs on site, which is considered a fundamental constraint.
Barnes Lodge Field	88	Phase 2 Assessment	Site performs poorly on a wide range of criteria including the existing contribution it makes to Green Belt purposes, and developing the site would give a

			significant risk of coalescence between Hemel Hempstead/Apsley and Kings Langley.
Land at Rucklers Lane	93	Phase 2 Assessment	Extent of ancient woodland across the site is considered a fundamental constraint. While there is potential for the landowner to reduce the site boundary to the Rucklers Lane frontage only to mitigate this, in this case site would be too small to allocate. Site is in Green Belt and makes a strong existing contribution to Green Belt purposes.
Rudolf Steiner School Langley Hill	98	Phase 2 Assessment	Site has very significant heritage constraints and also Green Belt review indicates constraints to Green Belt de-designation.
Barnes Lodge, Dower House and Hempstead Road.	142	Phase 2 Assessment	Site performs poorly on a wide range of criteria including existing contribution to Green Belt purposes, heritage, landscape and the significant risk of coalescence between Hemel Hempstead/Apsley and Kings Langley.
Barnes Lane	153L	Phase 2 Assessment	Site performs poorly on creating defensible boundaries and faces a number challenges to providing adequate access and transport arrangements.

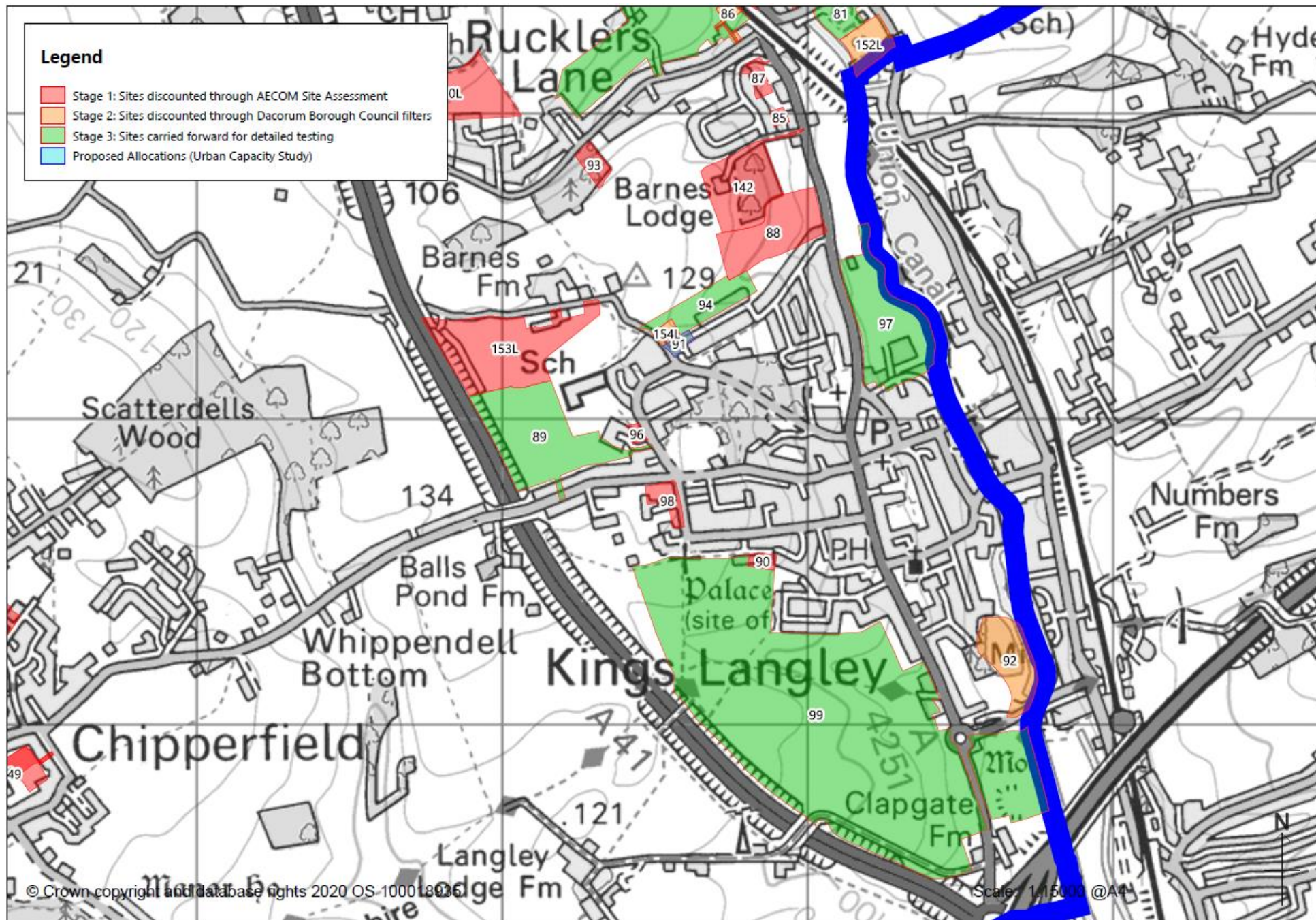
Sites considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Land at Grand Union Canal	92	The site is at greater risk of flooding and sequentially there are more preferable sites available in Kings Langley
Land at Coniston Road (adj to allocation)	154L	Site is smaller than 1ha, and there is sufficient evidence to demonstrate that there is a healthy supply of smaller sites which are capable of meeting 10% of the housing requirement. Site could be considered for development if the adjacent Site 94 was to be recommended for allocation.

Sites identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
Wayside Farm, Middle Farm and A4251	99	AECOM considers that part of this site is suitable for further consideration with major constraints.
Hill Farm	89	

Land North of Coniston Road	94	AECOM considers that these sites are suitable for further consideration with major constraints.
Rectory Farm	97	



Settlement: Markyate

Settlement Hierarchy: Large Village

URBAN CAPACITY STUDY CONCLUSIONS

Commitments (from 1 April 2020)	8 dwellings
Review of existing Core Strategy/Site Allocations DPD	33 dwellings
Windfall estimate	24 dwellings

Sites identified in the Urban Capacity Study for detailed testing:

Site	UCS Reference	Status	Proposed residential allocation
Hicks Road / High Street	H/19	Existing allocation - reviewed	13 dwellings
Watling Street	H/20	Existing allocation - reviewed	20 dwellings
TOTAL			33 dwellings

GREENFIELD/RURAL SITES

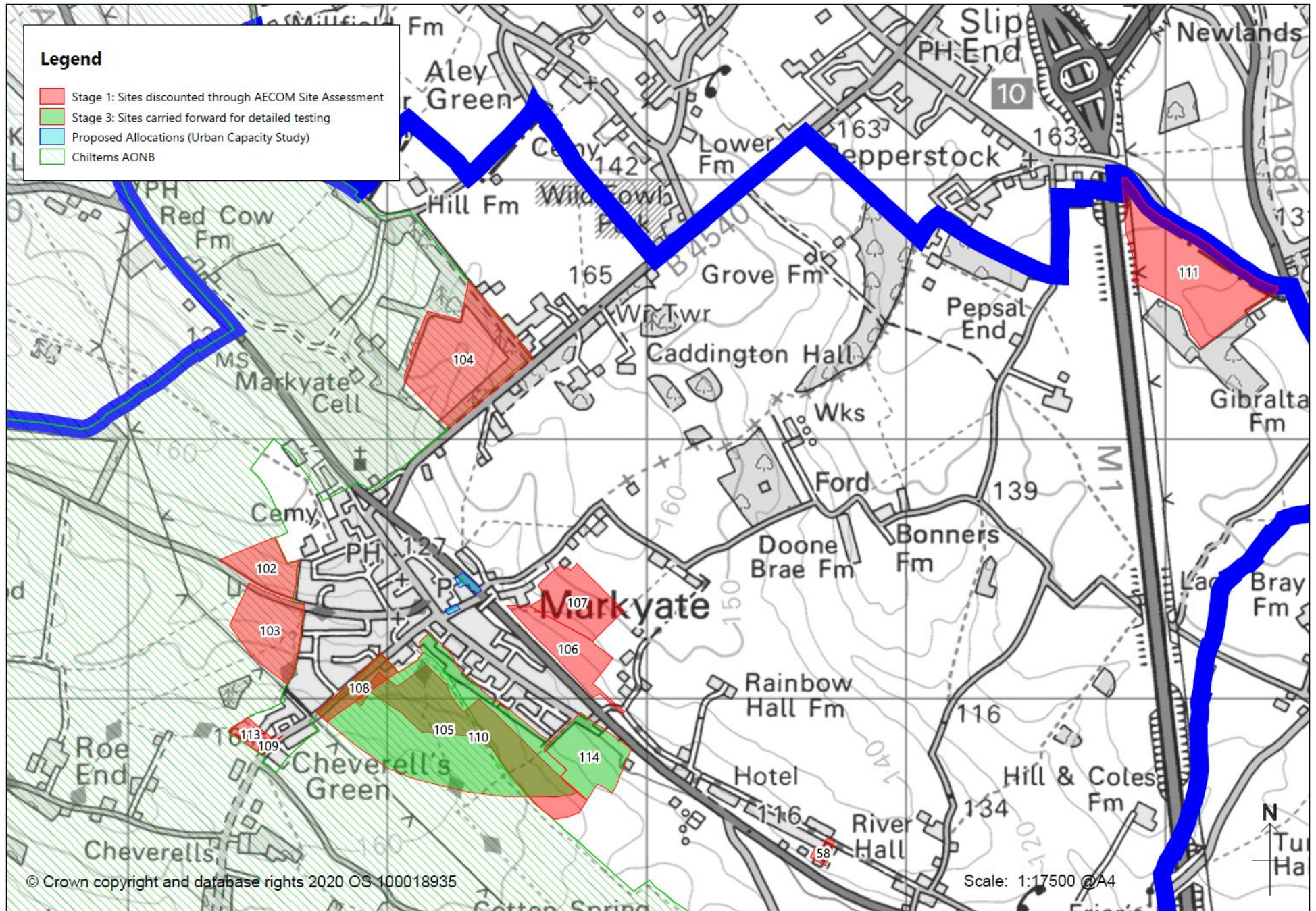
Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land North of Pickford Road and Friendless Lane	109	Pre-Phase 1 Assessment	Smaller than 0.3 hectares
Land East of Pickford Road	108	Pre-Phase 1 Assessment	Overlap with site 105, Land south-east of Markyate.
Land south-east of Markyate	112	Pre-Phase 1 Assessment	Overlap with site 105, Land south-east of Markyate.
Land North of Buckwood Road	102	Phase 1 Assessment	Sites are wholly within the AONB
Land South of Buckwood Road	103	Phase 1 Assessment	
Cell Park Farm	104	Phase 1 Assessment	Majority of the site (94%) is within the AONB.
Cotton Spring Farm	105	Phase 1 Assessment	20.8 ha (65%) of the site falls in an AONB. 11.39 ha (35%) of site outside AONB progresses to Phase 2 assessment (but with 1.88 hectares discounted due to overlapping with site 114, so 9.51 hectares in total, to be known as 105a, progresses to Phase 2)
Land south of Junction 10A M1	111	Phase 1 Assessment	Site is situated in the open countryside for planning purposes. Development of this site would result in unsustainable development.
Fields off Green Lane	106	Phase 2 Assessment	Site's performance in terms of how it contributes to Green Belt purposes, added to the difficulty of traffic access from

			Green Lane, combine to indicate this site is unsuitable for development.
Hicks Road	107	Phase 2 Assessment	Site's performance in terms of how it contributes to Green Belt purposes, added to the conclusions for Site 106, combine to indicate this site is unsuitable for development.
Land South East of Pickford Road	110	Phase 2 Assessment	Site has number of very significant constraints, most notably majority of site lying in AONB, the rest of site in the AONB setting, site in Green Belt, no means of transport access unless Site 114 is developed, and even then, highly indirect to services and facilities in Markyate. Overlaps with the larger Site 105 which is identified for detailed testing.
Land West of Pickford Road	113	Phase 2 Assessment	Site is within setting of AONB, performs reasonably well across other criteria and is not in the Green Belt. However, it cannot be accessed except via Site 109, which is designated as a wildlife site, and therefore it is not suitable for access to be created across it. This is a fundamental constraint that makes the site not suitable.

Sites identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
Cotton Spring Farm	105	AECOM considers that part of these sites are suitable for further consideration with major constraints.
London Road	114	

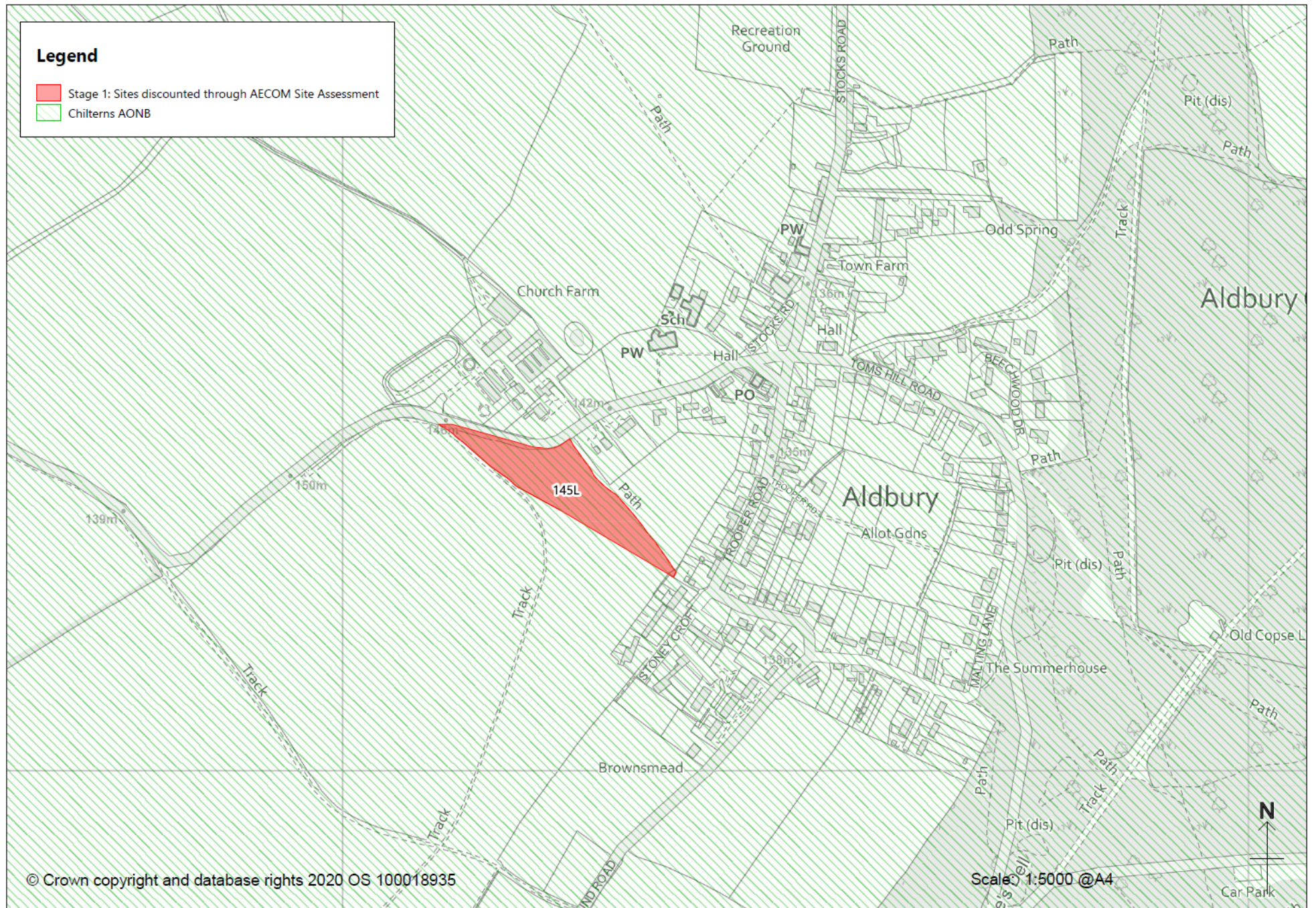


Settlement: Aldbury

Settlement Hierarchy: Other small villages and the countryside

Site considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land at Station Road	145L	Phase 1 Assessment	Site is wholly located within the AONB.



Settlement: Bourne End

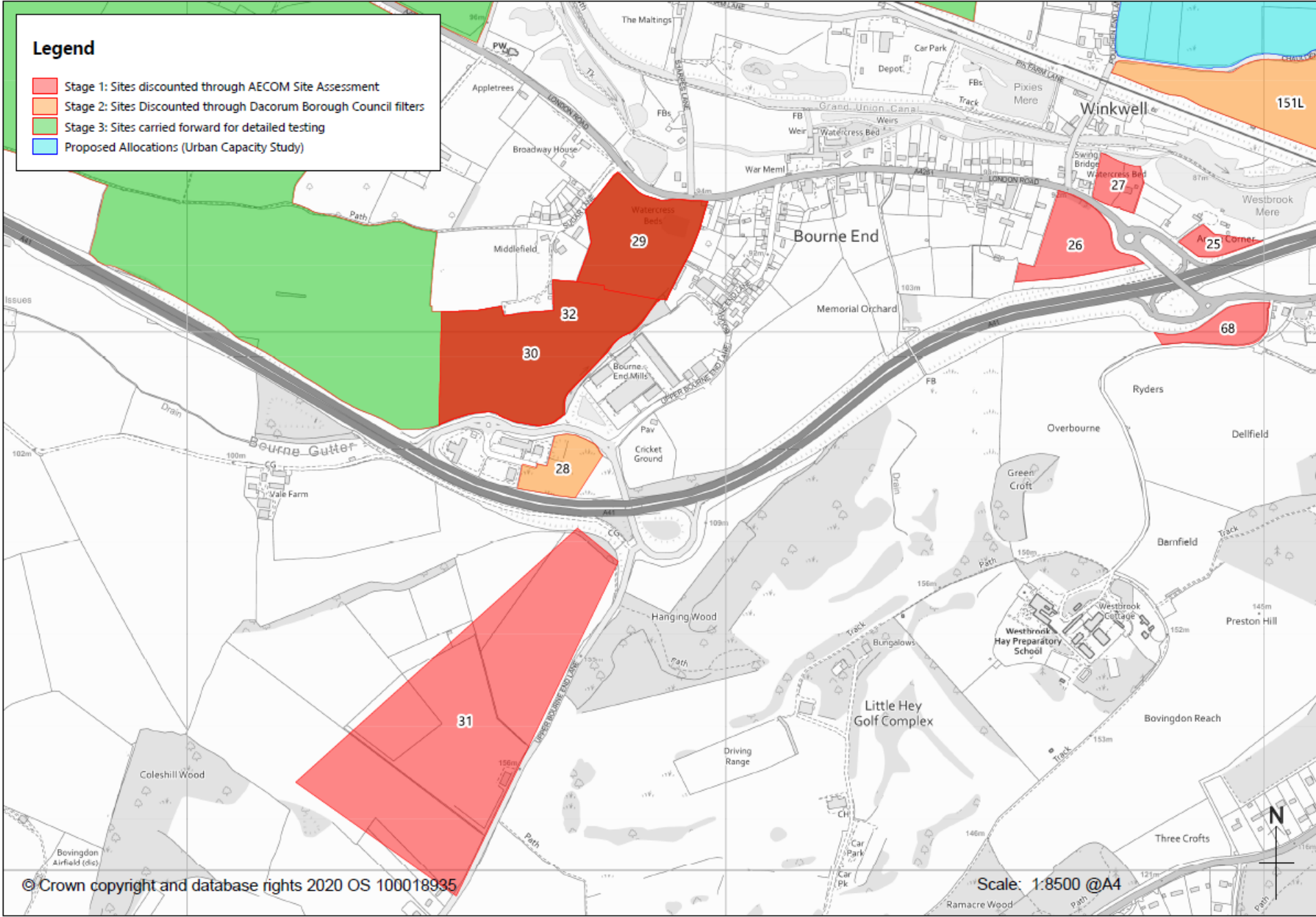
Settlement Hierarchy: Other small villages and the countryside

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land adj. A41, Bourne End (Amen Corner)	25	Phase 1 Assessment	These sites are located in a less sustainable location where the range of services and facilities are limited. Development of one or more of these sites for residential are unlikely to contribute towards the delivery of additional services and facilities to serve the immediate area.
Land south of Bourne End/adj. A41 (Bourne End Field)	26	Phase 1 Assessment	
Kingsway, London Road	27	Phase 1 Assessment	
Land East of Sugar Lane	29	Phase 1 Assessment	
Land north of Stoney Lane	30	Phase 1 Assessment	
Land off Upper Bourne End Lane	31	Phase 1 Assessment	
Stoney Lane	32	Phase 1 Assessment	
Land adj. Hay Lodge, London Road	68	Phase 1 Assessment	

Site considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Land adj. A41 Service Area, Stoney Lane	28	Site is not being actively promoted for residential uses and is in a less sustainable location with a limited range of existing services of facilities. Site is promoted for employment uses.

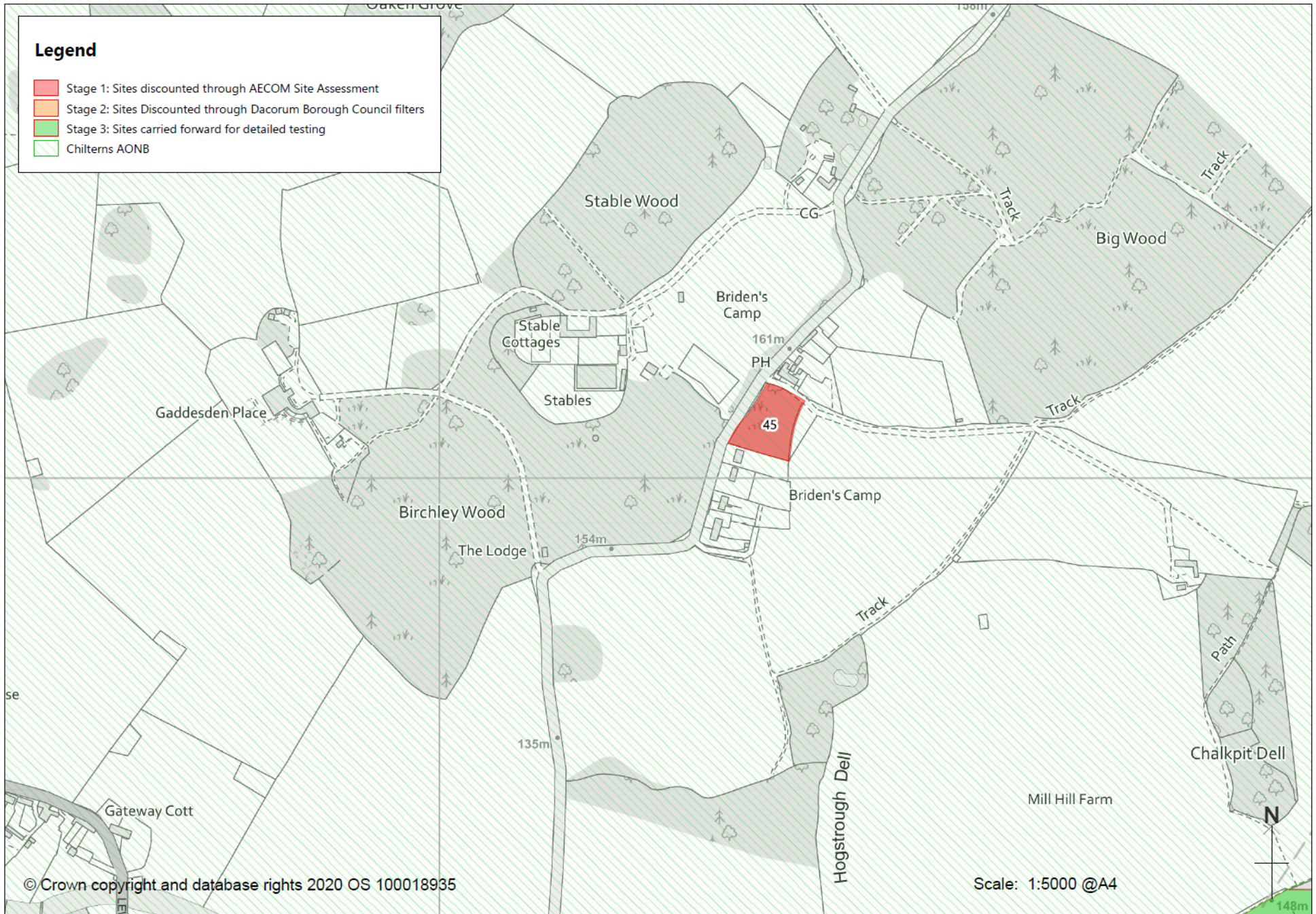


Settlement: Briden's Camp

Settlement Hierarchy: Other small villages and the countryside

Site considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land adj. Crown and Sceptre	45	Phase 1 Assessment	Site is located in open countryside, separate from the built-up area of the nearest settlement and distant from services and facilities.



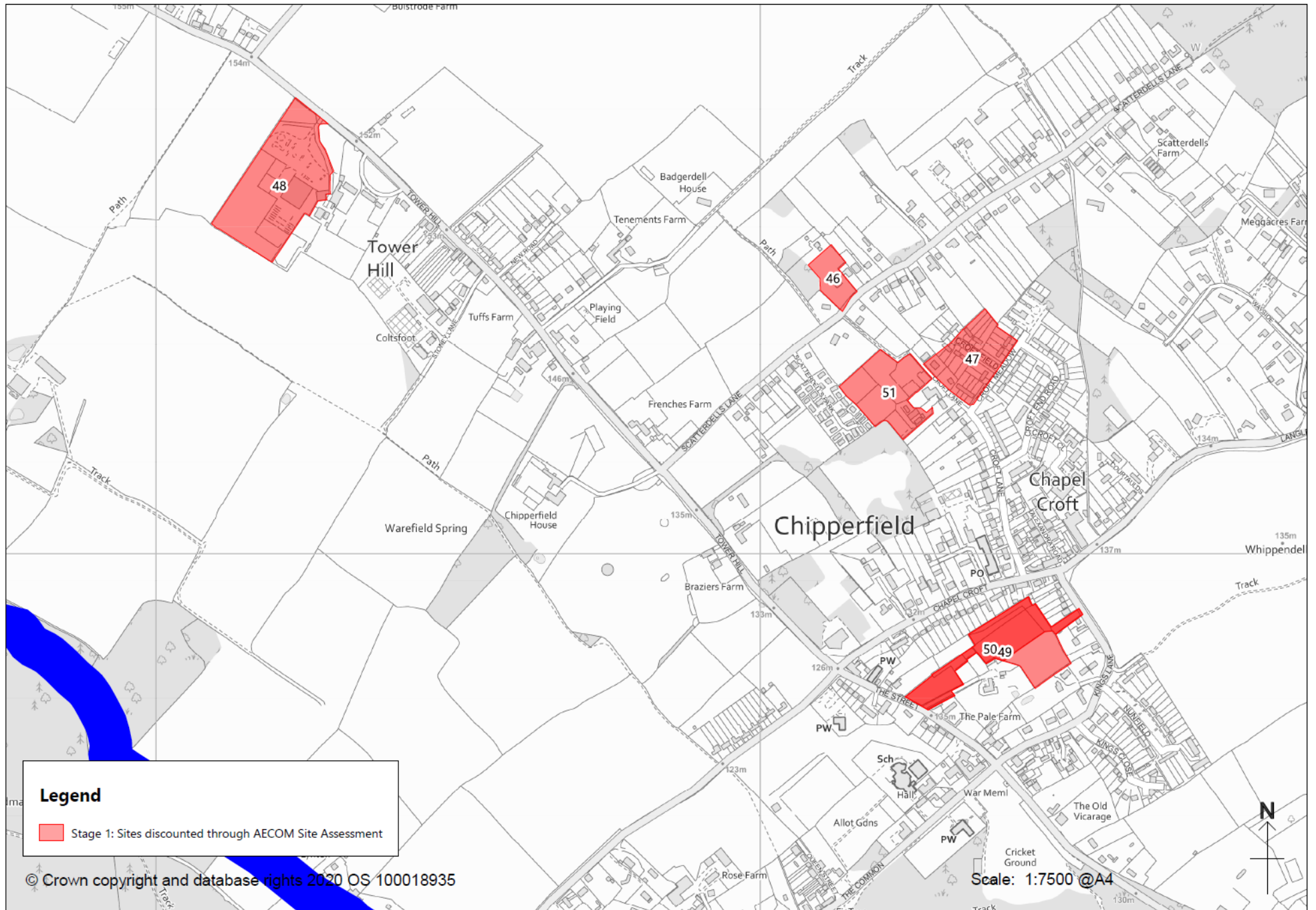
Settlement: Chipperfield

Settlement Hierarchy: Small Village within the Green Belt

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land to south of Chapel Croft	50	Pre-Phase 1 Assessment	Overlapping with site 49, Land north of Kings Lane, Chipperfield.
49-51 Scatterdells Lane	46	Phase 2 Assessment	Contains some previously developed land in the Green Belt in a location where it is not proposed to release land from the Green Belt. AECOM's assessment is that this constrains the site capacity to an absolute maximum of 2 to 3 dwellings, and therefore the site does not form major development.
68-74 Scatterdells Lane	47	Phase 2 Assessment	The site comprises of undeveloped land in the Green Belt in a location where it is not proposed to release land from the Green Belt, and as such redevelopment will result in a decrease in the site's existing openness.
Land north of Kings Lane	49	Phase 2 Assessment	It is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt. While limited infilling in villages is permitted by national Green Belt policy, this is a larger site unlikely to be considered as limited infilling. Site also has heritage and access constraints.
Old Stables, Croft Lane	51	Phase 2 Assessment	The site comprises previously developed land in the Green Belt in a location where it is not proposed to release land from the Green Belt and, as such, redevelopment cannot result in a decrease in the site's existing openness. While limited infilling in villages is permitted by national Green Belt policy, this is a larger site unlikely to be considered as limited infilling.

			Site is also constrained in terms of access.
Wyevale Garden Centre	48	Phase 2 Assessment	<p>Its location in the open countryside away from settlement boundaries means that national policy on the development of isolated housing in the countryside gives a theoretical probability that this location would not be deemed suitable for new housing. Nevertheless, the site is located in the Green Belt in a location where it is not proposed that Green Belt boundaries be altered. Therefore, any residential development could not result in any loss of site openness compared with existing development. This would limit redevelopment potential to less than ten dwellings.</p> <p>However, site also has potential to be redeveloped for employment use; if it were promoted as such, there is potential for an 2,800 sq. m development without further compromising Green Belt openness.</p>

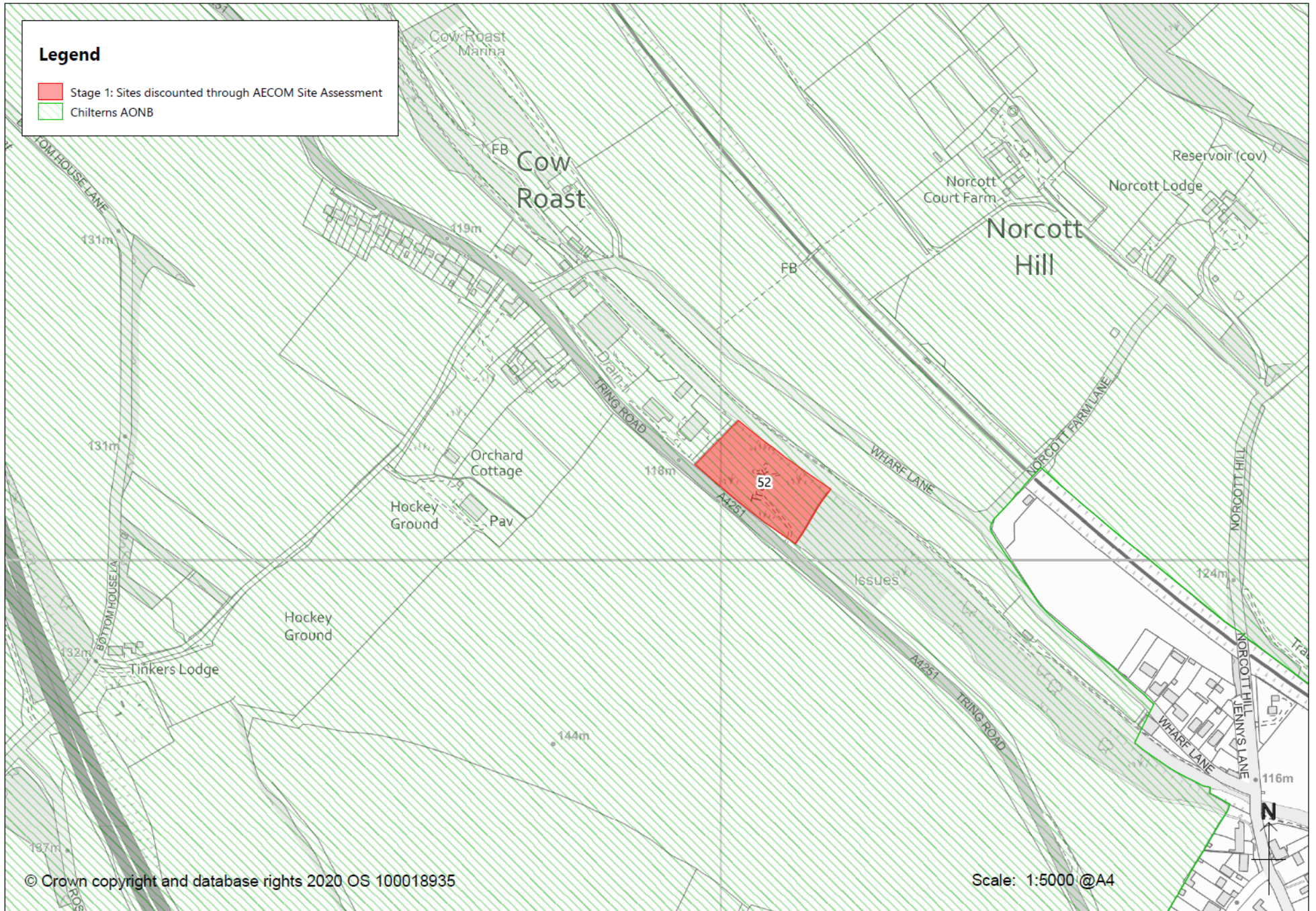


Settlement: Cow Roast

Settlement Hierarchy: Other small villages and the countryside

Site considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land SE of Mini Dealership	52	Phase 1 Assessment	This site is located in a less sustainable location where the range of services and facilities are limited. Development of this site for residential use is unlikely to contribute towards the delivery of additional services and facilities to serve the immediate area.

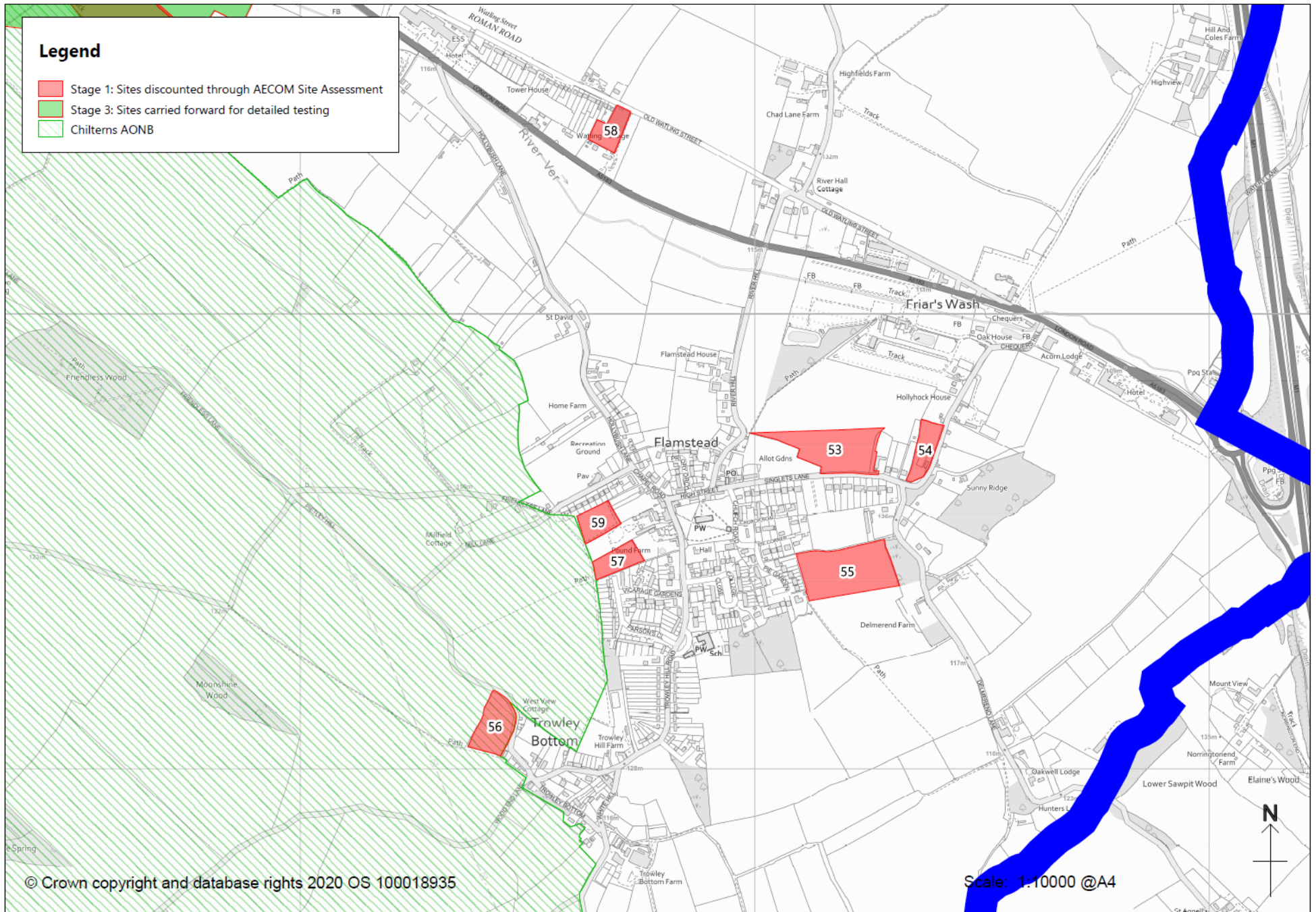


Settlement: Flamstead

Settlement Hierarchy: Small Village within Green Belt

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land SE of Rose and Crown, Trowley Bottom	56	Phase 1 Assessment	Site is wholly located within the AONB.
Barn Field, Singlets Lane	53	Phase 2 Assessment	Site is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt.
Bowling Green Stables	54	Phase 2 Assessment	Site is greenfield land in the Green Belt (though the site does contain some stables) in a location where it is not proposed to release Green Belt.
Delmer End Lane	55	Phase 2 Assessment	Site is very constrained in terms of access. However it comprises greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and any redevelopment cannot result in a decrease in the site's existing openness.
Land west of Pound Farm	57	Phase 2 Assessment	Sites are very constrained in terms of access and landscape. They are entirely in greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and, as such, development cannot result in a decrease in the site's existing openness, i.e. no residential development is possible.
Old Watling Street	58	Phase 2 Assessment	
South of Trowley Heights	59	Phase 2 Assessment	Site is inaccessible and constrained in terms of landscape. Additionally, it is entirely greenfield land in the Green Belt in a location where it is not proposed to release Green Belt land and as such development cannot result in a decrease in the site's existing openness, i.e. no residential development is possible.

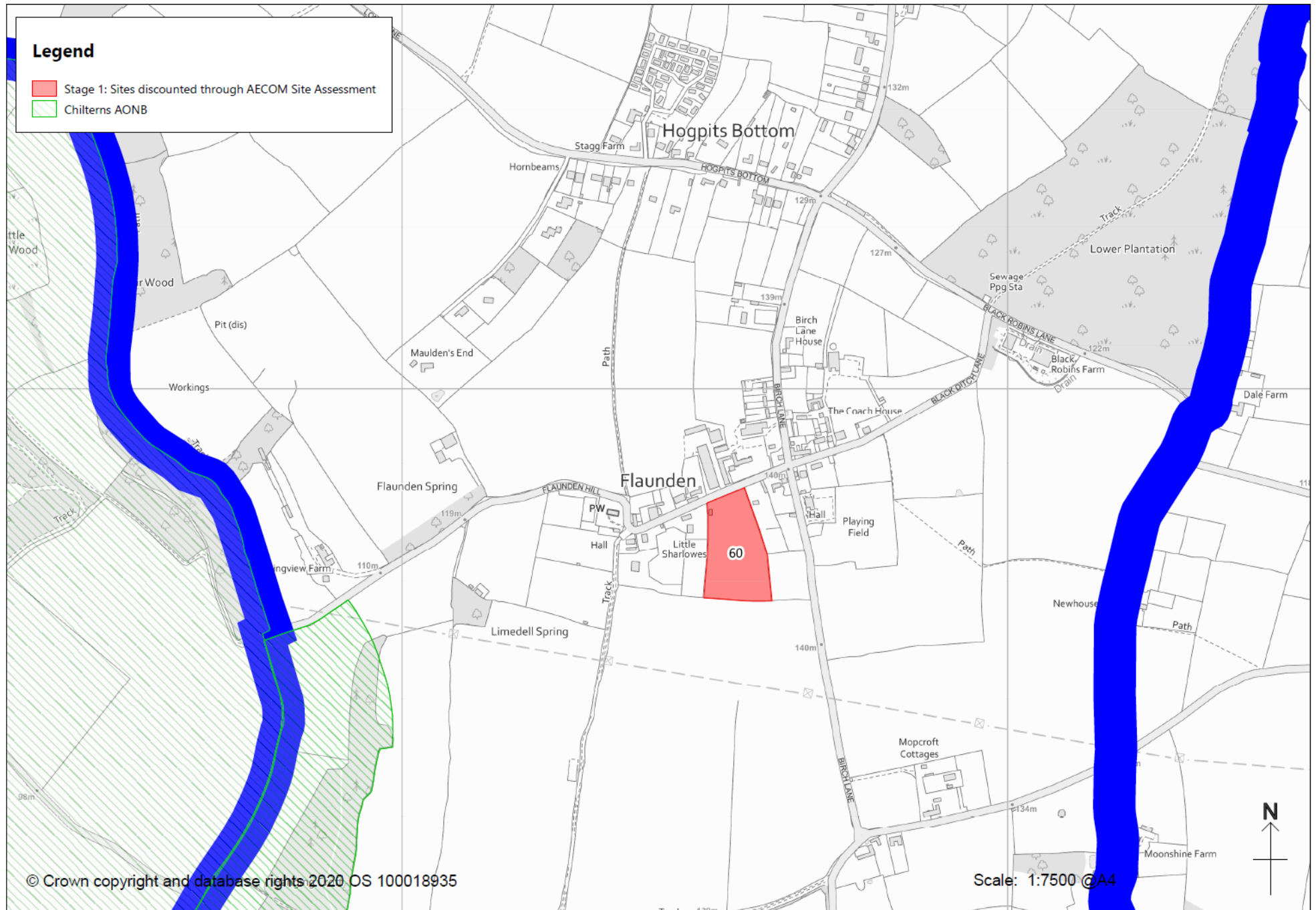


Settlement: Flaunden

Settlement Hierarchy: Other small villages and the countryside

Site considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land south of Flaunden Hill	60	Phase 1 Assessment	This site is located in a less sustainable location where the range of services and facilities are limited. Development of this site for residential use is unlikely to contribute towards the delivery of additional services and facilities to serve the immediate area.



Settlement: Great Gaddesden

Settlement Hierarchy: Other small villages and the countryside

Site considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Wyevale Garden Centre	61	Site consists of some previously development land in the smaller village of Great Gaddesden, which has limited services and facilities. No evidence has been made available that there is no reasonable prospect that the site cannot be retained for its current use as a Garden Centre, or for another form of employment generating/retail use. The site is also located in the Chilterns AONB. Paragraph 11 of the NPPF implies that the consideration of sites within an AONB should be resisted when providing for the objectively assessed needs for housing and other uses.



Settlement: Little Gaddesden

Settlement Hierarchy: Other small villages and the countryside

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Land to West of Hoo House	100	Phase 1 Assessment	Sites are wholly located within the AONB
Land East of Nettleden Road	119	Phase 1 Assessment	



Settlement: Long Marston

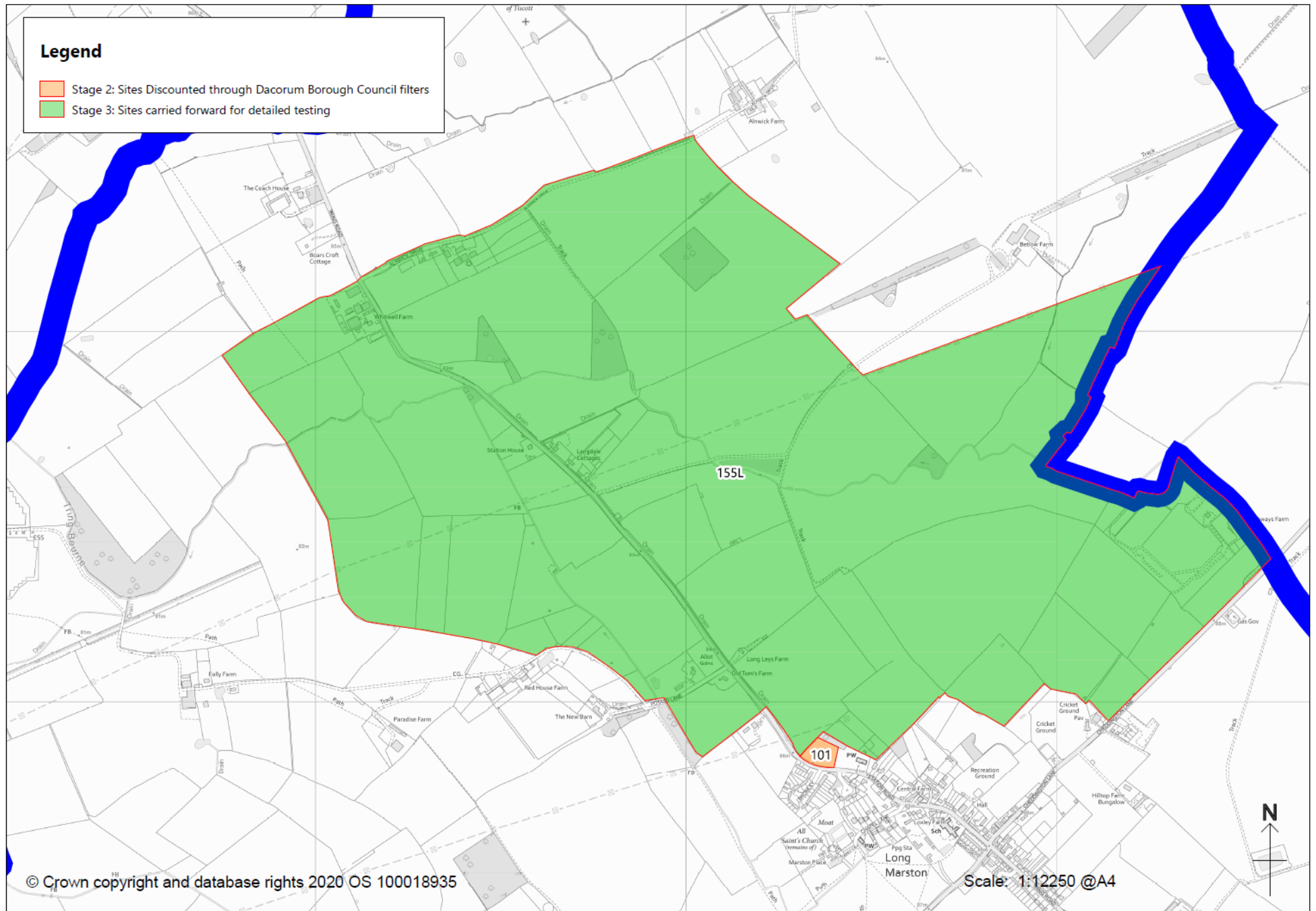
Settlement Hierarchy: Small Village within the Rural Area

Site considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Land West of Long Marston	101	Site is in a less sustainable location with a limited range of existing services or facilities. Development of this site would unlikely facilitate or fund the provision of new services and facilities, or enhance the sustainability of the settlement.

Site identified by Dacorum Borough Council for detailed testing:

Site	Site Reference	Justification
Long Marston (New Settlement)	155L	AECOM considers that this site is suitable for further consideration with major constraints.

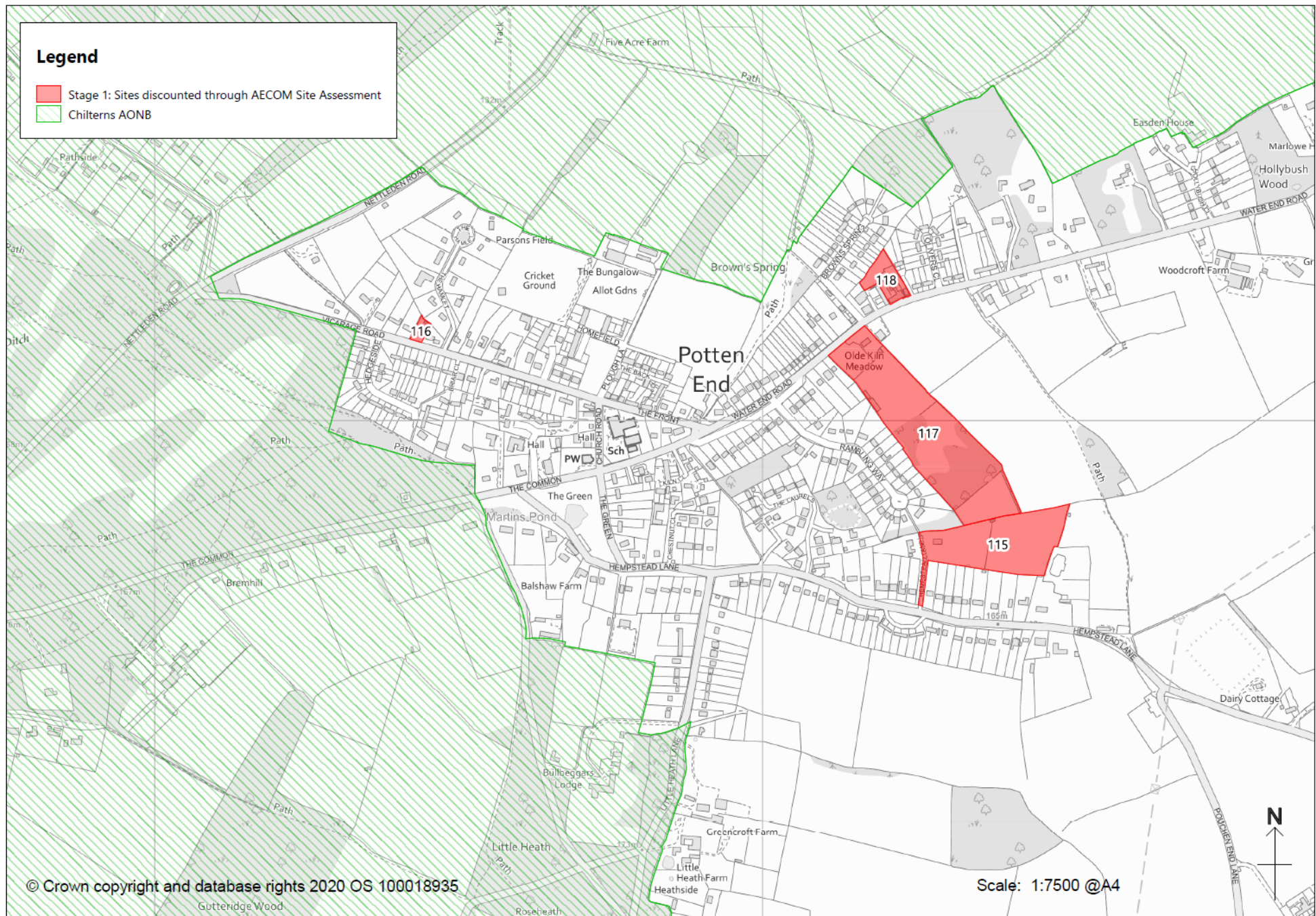


Settlement: Potten End

Settlement Hierarchy: Small Village within the Green Belt

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Iona, Vicarage Road	116	Pre-Phase 1 Assessment	Smaller than 0.3 hectares
49 Hempstead Lane	115	Phase 2 Assessment	Site performs relatively well on most criteria. However it is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt, and as such is considered unsuitable for development.
Old Kiln Meadow	117	Phase 2 Assessment	Site performs relatively well on most criteria except landscape, where it may have an impact on the setting of the AONB. However, it is greenfield land in the Green Belt in a location where it is not proposed to release Green Belt and, as such, is considered unsuitable for development.
Water End Road	118	Phase 2 Assessment	Site performs well on wide range of criteria. However it is previously developed land in the Green Belt in a location where it is not proposed to release Green Belt, and, as such, redevelopment cannot result in a decrease in the site's existing openness (unless the site is developed for limited affordable housing for local community needs).

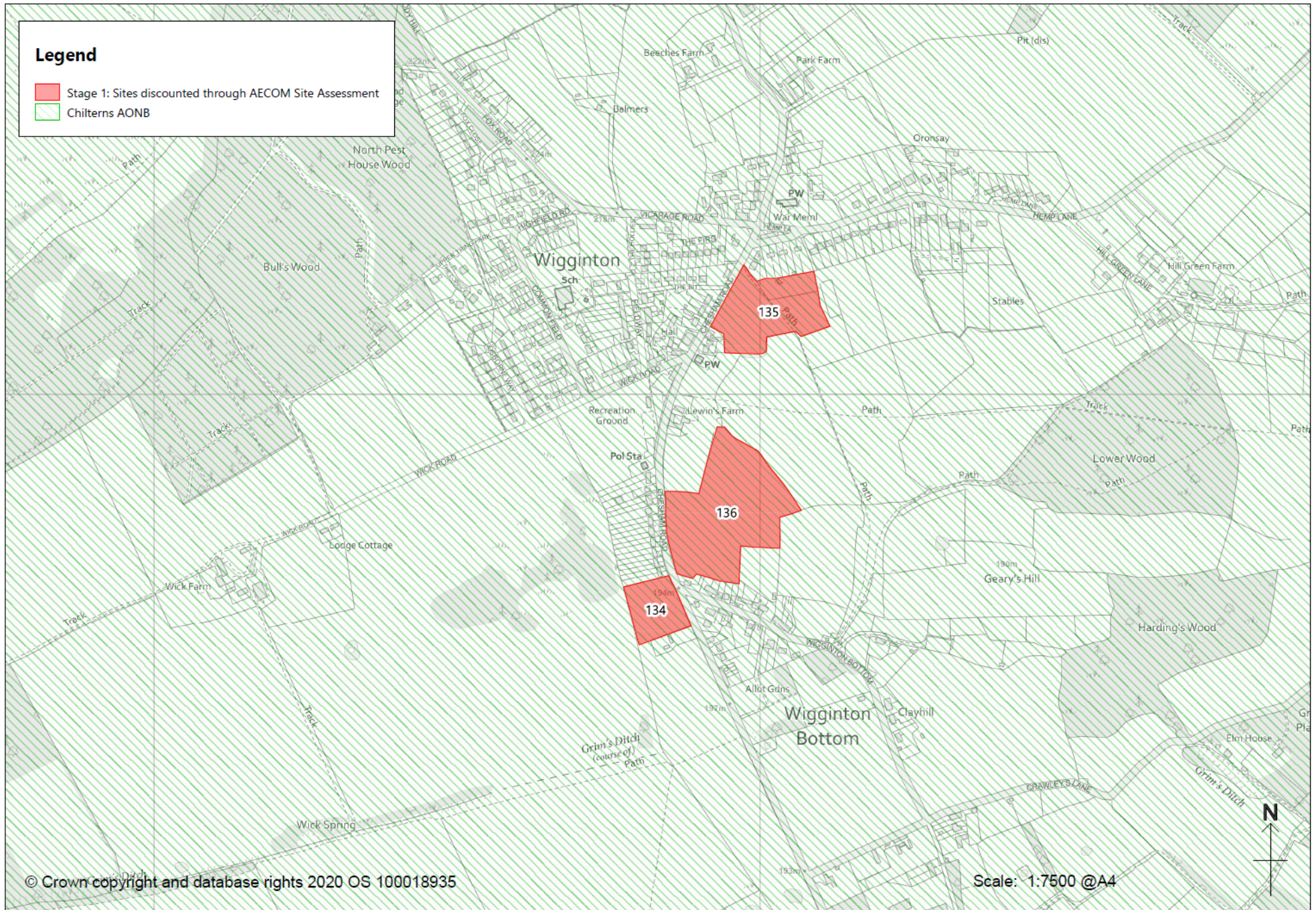


Settlement: Wigginton

Settlement Hierarchy: Small Village within the Green Belt

Sites considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Woodside, Chesham Road	137	Pre-Phase 1 Assessment	Smaller than 0.3 hectares
Chesham Road, Site A	134	Phase 1 Assessment	Sites are wholly within the AONB.
Chesham Road, Site B	135	Phase 1 Assessment	
Chesham Road, Site C	136	Phase 1 Assessment	





Settlement: Wilstone

Settlement Hierarchy: Small Village within the Rural Area

Site considered to be unsuitable for further consideration:

Site	Site Reference	Stage of the Assessment	Justification
Dixons Gap	138	Phase 1 Assessment	Site situated in open countryside for planning purposes. Development of this site would result in unsustainable development.

Sites considered to be suitable for further consideration but not carried forward for detailed testing:

Site	Site Reference	Justification
Grange Road	139	Sites are in a less sustainable location with a limited range of existing services or facilities. Development of these sites would unlikely facilitate or fund the provision of new services and facilities, or enhance the sustainability of the settlement.
Lock Field, Tring Road	140	
Tring Road	141	

