

Apsley Ward

Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
						Policy constraints	Physical constraints					
APS1	Station Approach	Station car park	large site, largely unused to rear		R			Parking is needed and has been protected. There are currently no intentions to develop this site.	APS1			
APS2	Station Approach	depot?	currently used for storage and car parking		R			Depot is needed for railway uses. There are currently no intentions to develop this site.	APS2			
APS3	Station Approach	scrubland	Easy access to railway station. Small site	0.054	A			Prime site close to public transport	APS3		U	N
APS4	Station Approach	station short stay car park, taxi rank, etc	busy site in front of train station, with bus shelters, taxi ranks and car drop-off		R			Site is a transport hub, protected through policy. There are currently no intentions to develop this site.	APS4			
APS5	London Road	Harvester Pub, retail units	Large site area, both pub and retail units appear under-used	0.53	A			Prime site close to public transport, potential for mixed-use development	APS5		U	N
APS6	London Road	Kwikfit	Large site, close to railway station	0.161	A			Prime site close to public transport.	APS6		U	N
APS7	London Road	Car showroom	Large site, looks new and in good condition. Perhaps better suited to industrial area, problems with loading/unloading cars for transporting	0.441	A			Prime site close to public transport.	APS7		U	N
APS8	Roughdown Road	telephone exchange	close to railway line and open space. Potential should be considered along with station car park (APS 1)		R			Site has feasibility issues. There may be possible noise disturbance from the railway line next to the site.	APS8			
APS9	London Road	former gas works		2.42	A				APS9		U	N
APS9a	Stratford Way	residential units under development	41 2-bed apartments, figure of 41 applied to table		R			Built out	APS9a			
APS10	London Road	Artline Solutions & former gas works	Large site, footpath dividing between site and APS9. Future needs to be considered in light of development adjacent. Close to train station and open space		R			Employment land. Site rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS10			
APS11	Whiteleaf Road	Morrison mobile units	Close to railway line and open space		R			Employment land. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS11			
APS12	Whiteleaf Road	motor works	road-fronting motor works, close to railway station. Adjacent to residential units		R			Employment area	APS12			
APS13	Whiteleaf Road	Pillings Site	new looking car sales surrounded by industrial area and open space		R			New employment use	APS13			
APS14	Lawn Lane	car park, offices, building supplies	surrounded by employment area, open space, retail and residential units. Large site		R			An application has been submitted for retention of current uses.	APS14			
APS15	Lawn Lane (86-114)	rear gardens	surrounded by open space and residential. Pathway running through adjacent		R			Site is within a residential character area.	APS15			

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APS16	Ebbens Road	works	Large site, surrounded by residential and employment areas. Good frontage to canal	1.339	A			The site is designated as Conversion to Housing allocation in Dacorum Borough Local Plan.	APS16	Site still available for development. Application recently refused on part of the land (932/07).	U	N
APS17	Ebbens Road	flats and works	large site, new flats and old works adjacent. Works in poor repair, broken windows, graffiti, etc. Good access to canal, pathway linking to employment area		R			Built out	APS17			
APS18	Frogmore Road	Frogmore Mill	Apsley Papertrail, good river frontage, looks active. A lot of 'to let' signs on surrounding units		R		Flood risk	Suggested through UCS consultation - rejected through public inquiry. Owned by GSB and Pall Mall Investments and promoted by Pli Ltd. The size of the site has been drastically reduced as it lies within Flood Risk Zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS18			
APS19	Frogmore Road	Fromore Industrial Estate	looks active, large site with good river and canal frontage, surrounded by employment and residential uses. Close to local centre		R		Flood risk	Suggested through UCS consultation - rejected through public inquiry. The size of the site was reduced from 1.361 as it lies within Flood Risk Zone 3b. Rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS19			
APS20	London Road (26)	car parking and unused space	Commercial units and land to rear	0.347	A			Permission for 39 units outstanding	APS20		U	N
APS21	opp White Lion Street	Car Park	Large site, not very busy on visit		R			Retain for parking use	APS21			
APS22	Avia Close	Bondlink warehouse	Active warehouse. Good town centre location		R			Site is to be rejected based on findings of employment land study. There are currently no intentions to develop this site.	APS22			
APS23	London Road	Apsley Industrial Estate	Large site, close to local centre and train station. Currently being developed for housing		R			Built out	APS23			
APS24	London Road	Doolittle Meadows	Large site with car park. Looks inactive, good canal frontage, surrounded by residential, open space and employment uses.		R			Desire to retain for employment. Rejected on recommendations of South West Herts Employment Space Study.	APS24			
APS25	London Road	Currently being developed for commercial use	Large site, close to town centre, train station and open space.		R			Site is currently being developed for commercial uses.	APS25			
APS26	Stationers Place	works	Large site, close to local centre and train station. Adjacent housing development		R			To be developed for commercial uses	APS26			

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						Policy constraints	Physical constraints					
APS27	Featherbed Lane	works	poor quality frontage within local centre. Close to riverfront and open space	0.057	A			Planning application has been submitted.	APS27	Planning permission approved (1126/05) for 7 units - 235/237 London Road.	U	N
APS28	Featherbed Lane	Maranatha Christian Church			R			Site rejected in order to retain community and social facilities.	APS28			
APS29	Henry Street	garage courts	corner space looks vacant and underused, garage courts could be in use.		R			Site rejected in order to retain garage court active use.	APS29			
APS30	Orchard Street	garage works	active works, close to centre and residential units		R			Garage units are actively is use. There are currently no intentions to develop this site.	APS30			
APS31	Henry Street	car parking and vacant	close to local centre, employment and open space uses	0.019	A			potential for infilling with residential development.	APS31		U	N
APS32	Featherbed Lane	depot	looks under-used, although could not gain access	0.309	A			large site, good location close to local centre	APS32		U	N
APS33	Manorville Road, Manor Estate	open space	large open site, surrounded by industrial, open space and residential uses	1.138	A	green belt.		Faulkners are agents/promoters	APS33		G	N
APS34	Land to south of Manor Estate	open space	large site, surrounded by industrial, open space and residential uses	14.15	A			Housing Allocation Site (TWA3 and 4) Permission for 325 units and subject to s106 agreement as of 1 April 2007	APS34		G	Y
APS35	High Ridge Road	vacant	densely wooded area surrounded by open space and residential		R			housing allocation site - planning application for 7 dwellings. Site lies within and has been merged into APS 54.	APS35			
APS36	West Valley Road	vacant	large site surrounded by open space and residential area		R			Site lies within and has been merged into APS 54.	APS36			
APS37	Chipperfield Road	vacant corner sites	currently used as a dumping ground, surrounded by residential area. Good potential due to proximity of local centre		R			Site lies within and has been merged into APS 54.	APS37			
APS38	London Road (218)	motor works	Large corner site within town centre	0.224	A				APS38		U	N
APS39	London Road (32)	parade of shops with parking and gardens at rear		0.5941	A		Flood risk	There is the potential for infilling with residential development - policy TWA8 and TWA9. Site is partially in flood zones 2 and 3b.	APS39		U	N
APS40	Storey Street	Florence Longman House	OAPs home		R			Nursing home in use, unused gardens around home are small and awkward- would also create overlooking issues.	APS40			
APS41	White Lion Street	works	engineering works and car parking next to new residential	0.363	A		Flood risk	Within proposal site TWA10. Developers intentions unknown. Site lies within flood zones 2 and 3a.	APS41		U	N
APS42	Mill Street	car parking	Prime town centre location, need for servicing?	0.026	A		Flood risk	Potential for parking consolidation? (treat with APS 43). Site is affected by flood zones 2 and 3a. Within proposal site TWA10.	APS42		U	N

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Site Ref.	Name / Address	Current Use	Notes	Site Area (ha)	Accept / Reject	Suitability		Reason / Comment	Site Ref.	Planning Status	G / U	>5ha?
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APS43	London Road (56)	car parking and unused space	Prime town centre location	0.021	A		Flood risk	Treat with APS42. Site is affected by flood zones 2 and 3a. Within proposal site TWA10.	APS43		U	N
APS44	London Road (120)	green space	good corner site within town centre		R			The site is quality amenity space - common land. Site has been rejected in order to protect amenity space.	APS44			
APS45	Two Waters Road	depot	Hewden Hire, boarded up site, no longer in use?		R			Under construction	APS45			
APS46	Two Waters Road	substation	Large site, a lot of equipment		R			Feasibility of relocation of substation	APS46			
APS47	Roughdown Avenue	rear gardens			R			Site rejected in order to retain private gardens.	APS47			
APS48	Manorville Road	application for 3 units			R			Development taking place on the site.	APS48			
APS49	Manorville Road				R			Site lies within and has been merged into APS 54.	APS49			
APS50	High Ridge Road	residential use			R			Site lies within and has been merged into APS 54.	APS50			
APS51	Winifred Road	Tile warehouse		0.054	A			6 dwellings have been approved for the site.	APS51	6 units approved under 67/06. Not started.	U	N
APS52	Land adj HH railway station	In commercial use.	Number of units not specified.	0.017	A			Network Rail are site owners. Significant tree cover on site	APS52		G	N
APS53	Land off Featherbed Lane - duplicate of APS 33	woodland and open space			R			Duplicate of APS 33	APS53			
APS54	Land next to Apsley Train Station	Site includes Apsley Manor Farm and golf course	Site is made up of the proposed Shendish Manor development. Greenbelt, agricultural and open land and recreational open space. Strategic Site.	69.34	A			Site being promoted for development by owners	APS54		G	Y
APS55	Two Waters Road, Apsley	Unused green space		0.62	A			Site is wildlife site with an open land designation. Site is in flood zones 2 and 3a and the upper eastern tip of the site is in zone 3b. Site is owned by the Boxmoor Trust.	APS55		U	N
APS56	Land off Featherbed Lane (next to APS 53)	open space	Site can only come forward sequentially after APS33	0.1845	A	Green belt		Site is being promoted for development by owners	APS56		G	N
APS57	Frogmore Road	Industrial site			R		Flood risk	Site rejected due to recommendations of South West Hertfordshire Employment Space Study.	APS57			
APS58	London Road	Small, derelict site next to Homebase		0.2706	A		Flood risk	Site is within a General Employment Area.	APS58		U	N

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
APS1																	
APS2																	
APS3					√			adjacent to proposed transport improvements									
APS4																	
APS5					√			adjacent to proposed transport improvements	√	√							Site is adjacent to area of archeological significance. Site close to flood zones.
APS6					√			adjacent to proposed transport improvements	√								Site close to flood zones.
APS7					√			adjacent to proposed transport improvements	√								Site close to flood zones.
APS8																	
APS9			√					Site lies next to a general employment area.	√	√							Adjacent to a wildlife site. Site close to flood zones.
APS9a																	
APS10																	
APS11																	
APS12																	
APS13																	
APS14																	
APS15																	
APS16		√	√					site touches on to open land	√	√							Edge of site is within flood zone 2. Site is next to a wildlife site.
APS17																	
APS18																	
APS19																	
APS20								Edge of the centre lies within the local centre. adjacent to proposed transport improvements. Within designated shopping area.									
APS21					√	√											

Site Ref.	Policy Constraints							Physical Constraints											
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography	Additional Comments
APS22																			
APS23																			
APS24																			
APS25																			
APS26																			
APS27				√	√	√			Lies within area designated for shopping and a local centre as well as a shopping area in a local centre. Junction works planned. Site lies within a general employment area.						√			adjacent to a listed building. Site affected by junction works. Site is affected by the TWA14 improvements to featherbed lane.	
APS28																			
APS29																			
APS30																			
APS31									No designations for this site.										
APS32				√	√				Lies within a local centre. Site falls within the TWA14 improvements to featherbed lane. Site lies within a general employment area.						√			Site affected by junction works. Site is affected by the TWA14 improvements to featherbed lane.	
APS33	√						√		Site lies within the green belt. Part of the site is designated as social and community facilities.										
APS34									Permission granted for 325 units as of 1 April 2007										
APS35																			
APS36																			
APS37																			
APS38				√					Lies within area designated for shopping and a local centre.						√				Site affected by junction works.

Site Ref.	Policy Constraints							Physical Constraints									
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site Area	Topography	Additional Comments
APS39									√								Site is partially in flood zones 2 and 3b.
APS40																	
APS41				√				Site lies within designated shopping area.									
APS42				√				Lies within a main out-of-centre retail location. Within designated shopping area. Within local centre.	√								Edge of the site is on a wildlife site. Edge of the site touches flood zone 3a, 2
APS43				√				Lies within a main out-of-centre retail location. Within designated shopping area. Within local centre.	√								Edge of the site is on a wildlife site. Edge of the site touches flood zone 3a, 2
APS44																	
APS45																	
APS46																	
APS47																	
APS48																	
APS49																	
APS50																	
APS51								No designation on this site.									
APS52					√			Within an area designated for transport improvements.		√							Site is in an area of archeological significance.
APS53																	

Site Ref.	Policy Constraints							Physical Constraints										
	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Existing and Future Open Space/ Recreational/ Leisure Provision	Existing and Future Social/ Community Services Provision	Additional Comments	Flood Risk	Biodiversity Habitat and Nature Conservation	Conservation Area and Listed Buildings / Sites of Archeological/ Historical Importance	Sites of Geological Importance	Tree Preservation Orders (TPOs)	Ground/ Air Contamination	Access to Site	Area	Topography
APS 54	√	√			√	√	√	All of site in green belt. Railway running along edge of site.		√	√		√	√	√			Listed building on site. Contaminated land on site. Area of archeological significance covers part of site. Small wildlife site on site. Existing housing already on site. TPOs on site. Public rights of way run through site.
APS 55		√						Site is in an area of open land.	√	√								Site is wildlife site. Site is in flood zones 2 and 3a and edge of site partially in 3b.
APS 56	√						√	Site is in an area of green space. Site designated for leisure and community facilities.										
APS 57																		
APS 58			√					Site lies within employment area and general employment area.	√	√								Site is next to a listed building. Site partially lies within Flood zones 2 and 3a.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
APS1	Station Approach							APS1
APS2	Station Approach							APS2
APS3	Station Approach	0.054	1	2	6	4		APS3
APS4	Station Approach							APS4
APS5	London Road	0.53	1	22	64	43		APS5
APS6	London Road	0.161	1	7	19	13		APS6
APS7	London Road	0.441	1	18	53	36		APS7
APS8	Roughdown Road							APS8
APS9	London Road	2.42	2	82	148	115		APS9
APS9a	Stratford Way							APS9a
APS10	London Road							APS10
APS11	Whiteleaf Road							APS11
APS12	Whiteleaf Road							APS12
APS13	Whiteleaf Road							APS13
APS14	Lawn Lane							APS14
APS15	Lawn Lane (86-114)							APS15
APS16	Ebbens Road	1.339	2	46	82	64		APS16
APS17	Ebbens Road							APS17
APS18	Frogmore Road							APS18
APS19	Frogmore Road							APS19
APS20	London Road (26)	0.347	N/A	39	39	39		APS20
APS21	opp White Lion Street							APS21
APS22	Avia Close							APS22
APS23	London Road							APS23
APS24	London Road							APS24
APS25	London Road							APS25
APS26	Stationers Place							APS26
APS27	Featherbed Lane	0.057	N/A	7	7	7	Small site. Planning permission approved (1126/05) for 7 units - 235/237 London Road	APS27
APS28	Featherbed Lane							APS28
APS29	Henry Street							APS29
APS30	Orchard Street							APS30
APS31	Henry Street	0.019	11	1	1	1		APS31
APS32	Featherbed Lane	0.309	1	13	37	25		APS32
APS33	Manorville Road, Manor Estate	1.138	14	38	60	49		APS33
APS34	Land to south of Manor Estate	14.15	N/A	325	325	325	Permission 4/02329/04	APS34
APS35	High Ridge Road							APS35
APS36	West Valley Road							APS36
APS37	Chipperfield Road							APS37
APS38	London Road (218)	0.224	19	10	40	25		APS38
APS39	London Road (32)	0.5941	5	23	37	30		APS39
APS40	Storey Street							APS40
APS41	White Lion Street	0.363	9	15	34	25		APS41
APS42	Mill Street	0.026	9	1	2	2		APS42
APS43	London Road (56)	0.021	9	1	2	1		APS43
APS44	London Road (120)							APS44
APS45	Two Waters Road							APS45
APS46	Two Waters Road							APS46
APS47	Roughdown Avenue							APS47
APS48	Manorville Road							APS48

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	Dwelling Capacity			Comment	Site Ref.
				Scenario A	Scenario B	Mid-Point		
APS49	Manorville Road							APS49
APS50	High Ridge Road							APS50
APS51	Winifred Road	0.054	N/A	6	6	6	Planning permission for 6 units	APS51
APS52	Land adj HH railway station	0.017	8	1	1	1		APS52
APS53	Land off Featherbed Lane - duplicate of APS 33							APS53
APS54	Land next to Apsley Train Station	69.34	L	1387	2080	1734		APS54
APS55	Two Waters Road, Apsley	0.62	1	25	74	50		APS55
APS56	Land off Featherbed Lane (next to APS 53)	0.1845	14	6	10	8		APS56
APS57								APS57
APS58	London Road	0.2706	1	11	32	22		APS58

Site Ref.	Availability		Achievability			Value Assessment (H/M/L)	Deliverability / Developability Phasing (0-5, 6-10, 11-15, 15-20 years)	Overcoming barriers to delivery
	Legal/ownership (H/M/L)	Developer's intentions (H/M/L)	Market assessment (H/M/L)	Cost assessment (H/M/L)	Delivery assessment (H/M/L)			
APS1								
APS2								
APS3			M-L	M-L	M		No phasing period	The site is a small area of scrubland and mature trees adjacent to Hemel Hempstead Station car park. The site would be capable of providing only a small residential development and access would need to be improved along with mature tree clearance and potentially some land remediation. There are likely to be more attractive development sites in the near vicinity. Developer intention unknown.
APS4								
APS5			M	M-H	M-L		No phasing period	The sites are currently light industrial, storage units, retail and a pub, all with good access to the main road. Potential land remediation costs associated with bringing the site forward for development along with demolition costs of removing existing structures. Were the site to be brought forward for development it is likely to be attractive to a local or regional housebuilder. The site could potentially accommodate some flatted development. The site is adjacent to railway line and so therefore there may be some planning consideration needed before development can happen here. The sites are likely to prove more attractive were they to be brought forward together. Owner intentions unknown.
APS6			M	M-H	M-L		No phasing period	
APS7			M	M-H	M-L		No phasing period	
APS8								
APS9			M	H	M-L		No phasing period	The site is currently the Hemel Hempstead Community Church, some associated Skanska industrial buildings and other industrial buildings. The site is large enough to provide a medium to small scale residential development of potentially flatted buildings, but there is likely to be land contamination and there are development cost implications on this site. The site is likely to be in multiple-ownership and this will need to be resolved before the land comes forward for development. Developer intention unknown.
APS9a								
APS10								
APS11								
APS12								
APS13								
APS14								
APS15								

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								Site is currently a row of industrial sheds and light industrial factory premises, as well as some warehouse and distribution facilities. There are likely to be extensive land remediation and demolition costs associated with bringing the site forward for development. Were the site to come forward, a regional or national house builder might be interested and there may be some added value given that the rear of the site overlooks the Grand Union canal.
APS16			M-H	H	M		6-10 years	
APS17								
APS18								
APS19								
APS20			M	M-H	M		0-5 years	Planning permission for 39 outstanding
APS21								
APS22								
APS23								
APS24								
APS25								
APS26								
APS27			M	M	M-H		0-5 years	Derelict brownfield site. No obvious constraints to development. Developer interest in site
APS28								
APS29								
APS30								
APS31			M-L	L	M		No phasing period	The site is currently a small car park sandwiched between two existing residential properties. The site is likely to be able to accommodate another one (possibly two) units and may be attractive to a local house builder. The site will be constrained by rights to light and overlooking from surrounding residential properties. Developer intention unknown.
APS32			M-L	H	M		No phasing period	Site is currently a small factory unit and a associated surface car parking. Site may be capable of providing a small scale residential scheme of potentially flatted properties. There's likely to be some land remediation costs as well as demolition costs associated with removal of existing structure. Access would need to be improved and site may prove attractive to a local house builder. Developer intention unknown.
APS33			M-L	M	M		0-5 years	Greenfield site incorporating soakaway. (TWA 4)
APS34			M	M	H		0-5 years	Already has permission for 325 units. Developer intention exists.
APS35								
APS36								
APS37								
APS38			M-L	H	M		No phasing period	Site is currently an MOT centre, Mr Clutch auto centre and general car servicing. Site is likely to require extensive land remediation, as well as demolition costs associated with removal of existing structures. Site has good access from main road and may be attractive to a local house builder. There may be rights to light and overlooking issues from surrounding residential properties. Developer intentions unknown.

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APS39			M	H	L		No phasing period	Site is currently a parade of shops along the high street of the town and as such there are likely to be multiple ownership issues associated with this site. There are potential loss of employment and loss of shopping amenity issues on this site, as well as relocation of existing businesses and existing residents. Site is unlikely to come forward for development in the near future. Developer intentions unknown.
APS40								
APS41			M	M-H	H		6-10 years	Engineering works and land used for car parking next to new residential. Developer intentions unknown but within proposal site TWA10
APS42			M	M	H		6-10 years	Land used for surface car parking. Developer intentions unknown but within proposal site TWA10
APS43			M	M-H	H		6-10 years	Land used for surface car parking. Developer intentions unknown but within proposal site TWA10
APS44								
APS45								
APS46								
APS47								
APS48								
APS49								
APS50								
APS51			M	M-H	M-L		0-5 years	The site is currently the Comet Homestore Bathroom Kitchen and Tile Shop. The site will require extensive demolition. Potential for a flatted scheme. Site has been approved for 6 units.
APS52			M-L	M	M		6-10 years	The site is two small, wood built structures facing a main roundabout. The small nature of the site, difficulties with access, demolition and site clearance works will made it difficult to develop. However, intention exists by site owners Network Rail.
APS53								
APS54			M-H	M	M		6-10 years	The site is the Shendish Manor Hotel stately home and golf facility. The majority of the site is in active use as a golf course. There would need to be a relocation or a transfer of asset value before the site could come forward for residential development. It may be that some residential development could be conceived in the grounds of the manor house. Were the site to come forward for development it would be capable of providing a higher value residential scheme. Likely to be of interest to a national house builder. Developer intention exists.

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APS55			M	L	M-H		6-10 years	The site is currently vacant open scrubland on the corner of a main dual-carriageway roundabout. The site will be capable of providing a small scale residential scheme of potentially flatted apartments. Access is good from the main motorway networks, although there may be some planning consideration relating to noise nuisance and rights to light and overlooking issues from surrounding residential properties. Were the site to come forward, a local housebuilder or a regional housebuilder may be interested. Developer intention exists.
APS56			M	L	M		6-10 years	Green Field site next to Two Waters Way. There may be noise issues from the road affecting any residential development. Developer intention exists.
APS57								
APS58			M	M-H	M		0-5 years	Small, derelict site next to Homebase. Developer intention exists.

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
APS1	Station Approach	0															APS1
APS2	Station Approach	0															APS2
APS3	Station Approach	0.054	1	U	N									2	6		APS3
APS4	Station Approach																APS4
APS5	London Road	0.53	1	U	N									22	64		APS5
APS6	London Road	0.161	1	U	N									7	19		APS6
APS7	London Road	0.441	1	U	N									18	53		APS7
APS8	Roughdown Road																APS8
APS9	London Road	2.42	2	U	N									82	148		APS9
APS9a	Stratford Way																APS9a
APS10	London Road																APS10
APS11	Whiteleaf Road																APS11
APS12	Whiteleaf Road																APS12
APS13	Whiteleaf Road																APS13
APS14	Lawn Lane																APS14
APS15	Lawn Lane (86-114)																APS15
APS16	Ebbens Road	1.339	2	U	N			46	82								APS16
APS17	Ebbens Road																APS17
APS18	Frogmore Road																APS18
APS19	Frogmore Road																APS19
APS20	Storey Street	0.347	N/A	U	N	39	39										APS40
APS21	opp White Lion Street																APS21
APS22	Avia Close																APS22
APS23	London Road																APS23
APS24	London Road																APS24
APS25	London Road																APS25
APS26	Stationers Place																APS26
APS27	Featherbed Lane	0.057	N/A	U	N	7	7										APS27
APS28	Featherbed Lane																APS28
APS29	Henry Street																APS29
APS30	Orchard Street																APS30
APS31	Henry Street	0.019	11	U	N									1	1		APS31
APS32	Featherbed Lane	0.309	1	U	N									13	37		APS32
APS33	Manorville Road, Manor Estate	1.138	14	G	N	38	60										APS33
APS34	Land to south of Manor Estate	19.52	N/A	G	Y	325	325										APS34
APS35	High Ridge Road																APS35
APS36	West Valley Road																APS36
APS37	Chipperfield Road																APS37
APS38	London Road (218)	0.224	19	U	N									10	40		APS38
APS39	London Road (32)	0.5941	5	U	N									23	37		APS39
APS40	London Road (26)																APS20
APS41	White Lion Street	0.363	9	U	N			15	34								APS41
APS42	Mill Street	0.026	9	U	N			1	2								APS42
APS43	London Road (56)	0.021	9	U	N			1	2								APS43
APS44	London Road (120)																APS44
APS45	Two Waters Road																APS45
APS46	Two Waters Road																APS46
APS47	Roughdown Avenue																APS47
APS48	Manorville Road																APS48
APS49	Manorville Road																APS49
APS50	High Ridge Road																APS50

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Site Ref.	Name / Address	Site Area (ha)	Case Study Applied	U/G	>5ha	0-5 years		6-10 years		11-15 years		15+ years		No Phasing		Comment	Site Ref.
						Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B	Scenario A	Scenario B		
APS51	Winifred Road	0.054	N/A	U	N	6	6										APS51
APS52	Land adj HH railway station	0.017	8	G	N			1	1								APS52
APS53	Land off Featherbed Lane - duplicate of APS 33																APS53
APS54	Land next to Apsley Train Station	69.34	L	G	Y			500	500	500	500	387	1080				APS54
APS55	Two Waters Road, Apsley	0.62	1	U	N			25	74								APS55
APS 56	Land off Featherbed Lane (next to APS 53)	0.1845	14	G	N			6	10								APS56
APS 57																	APS57
APS 58	London Road	0.2706	1	U	N	11	32										APS58
			TOTAL		Total Urban	63	84	88	195	0	0	0	0	177	406		
			Mid point		Total Greenfield	363	385	507	511	500	500	387	1080	0	0		
					Total >5ha	325	325	500	500	500	500	387	1080	0	0		
					Total	426	470	594	706	500	500	387	1080	177	406		