0:44				Site	Accort /	Suitability						
Site Ref.	Name / Address	Current Use	Notes	Area (ha)	Accept / Reject	Policy constraints	Physical constraints	Reason / Comment	Site Ref.	Planning Status	G/U	>5ha?
Ald1	Stock's Road/Tom's Hill Road	Hall & Vacant space	surrounded by residential and pub	0.098	A		Local character	appears active. possible space constraints. Sensitive development needed as in conservation area, to include community uses.	Ald1		U	Ν
Ald2	Stock's Road	large gardens	surrounded by residential and pub		R			Development would harm character of area.	Ald2			
Ald3	Stoneycraft Road	garage courts & parking space	surrounded by residential		R	No restrictions apparent	No restrictions apparent	The site is currently in use as garage courts and there are no known intentions to develop.	Ald3			
Ald4	Stoneycraft Road	Green space surrounded by housing	surrounded by residential		R	Possible trees	Local character	There may be a potential tree issue. Also, there are no other such green corner sites in the village.	Ald4			
Ald5	Maltings Lane	Rear gardens	surrounded by residential		R			There are access and gradient issues and the potential visual impact on village edge	Ald5			
Ald6	Trooper Road	garage	surrounded by residential	0.075	А	No restrictions apparent (Combined with ALD9)	No restrictions apparent (Combined with ALD9)	(Combined with ALD9)	Ald6		U	N
Ald7	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald7			
Ald8	Trooper Road	allotments and open space	surrounded by residential, open space and allotments		R			Allotments provide important amenity space.	Ald8			
Ald9	Trooper Road	vacant space	surrounded by residential, open space and allotments		R	No restrictions apparent (Combined with ALD6)	No restrictions apparent (Combined with ALD6)	Site is combined with Ald6 for access, otherwise landlocked and needs access	Ald9			
Ald10	London Lodge	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald10			
Ald11	Oddy Hill	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald11			
Ald12	north of Langton Wood	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald12			
Ald13	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald13			
Ald14	Wigginton	Open land	HCC referenced TW 54 & ALD 10 - 14 as one site		R			Site rejected as it is within an AONB. HCC are site owners and agents/promoters.	Ald14			
Ald15	Station Road	Land next to Tring Train Station			R			Site rejected as it is within an AONB.	Ald15			
Ald16	Toms Hill Estate	Country estate	Has permission	32.94	А			Site in Rural Area, AONB, SSSI but has planning permission already.	Ald16		G	Y

		Policy Constraints									Physical Constraints										
Site Ref.	Green Belt / Rural Area	Landscape Character eg AONB	Agricultural Land / Open Land	Employment Area	Out-of-centre Retail Area / Retail Frontage	Transport Improvements	Exisitng and Future Open Space/ Recreational/ Leisure Provision	Exisitng and Future Social/ Community Services Provision	Additional Comments	Flood Rsk	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		
Ald1		\checkmark					9		Site lies within an AONB Adjacent to area of open space.			\checkmark							Site within a Cor Area. In an area archeological sig		
Ald2																					
Ald3																					
Ald4																					
Ald5 Ald6									Site lies within an AONB.			\checkmark							Site within a Cor Area. In an area archeological sig Site next to listed		
Ald7																					
Ald8						<u> </u>									<u> </u>	<u> </u>	<u> </u>				
Ald9						<u> </u>									<u> </u>	<u> </u>	<u> </u>				
Ald10						<u> </u>									<u> </u>	<u> </u>	<u> </u>				
Ald11																					
Ald12															<u> </u>	<u> </u>					
Ald13																					
Ald14						<u> </u>									<u> </u>	<u> </u>	<u> </u>				
Ald15 Ald16									The site already has planning permission.												

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Aldbury & Wiggington Ward

		Site Area	Case	Dw	elling Capa	icity		
Site Ref.	Name / Address	(ha)	Study Applied	Scenario A	Scenario B	Mid-Point	Comment	Site Ref.
Ald1	Stock's Road/Tom's Hill Road	0.098	6	2	4	3		Ald1
Ald2	Stock's Road							Ald2
Ald3	Stoneycraft Road							Ald3
Ald4	Stoneycraft Road							Ald4
Ald5	Maltings Lane							Ald5
Ald6	Trooper Road	0.075	9	3	7	5		Ald6
Ald7	Trooper Road							Ald7
Ald8	Trooper Road							Ald8
Ald9	Trooper Road							Ald9
Ald10	London Lodge							Ald10
Ald11	Oddy Hill							Ald11
Ald12	north of Langton Wood							Ald12
Ald13	Wigginton							Ald13
Ald14	Wigginton							Ald14
Ald15	Station Road							Ald15
Ald16	Toms Hill Estate	32.94	N/A	11	11	11		Ald16

Single, however, there may be leasehold interests in the site. NoneHM-HHImage: second s								Deliverabilit	
Site Ref. Availability Achievability Ity Berking Developer Market assessme assessme assessme assessme fty								-	
Site Ref. Developer Market Cost Delivery Value Phasing (H/M/L) intentions assessme assessme assessme assessme assessme (H/M/L) <th></th> <th>Avail</th> <th>shilitu.</th> <th></th> <th>ahiavahilit</th> <th>6 <i>r</i></th> <th></th> <th></th> <th></th>		Avail	shilitu.		ahiavahilit	6 <i>r</i>			
Legalvown s assessme assessme assessme at the nt Assessme assessme assessme assessme at the nt Assessme asseases asseasex assessme assessme assesex assessme assessme assess	Site Ref.	Avalla					Value		
ership intentions nt nt nt nt 11-15, 15-20 Overcoming barriers to delivery (H/M/L) (H/M/L) (H/M/L) (H/M/L) (H/M/L) This is the Aldbury Community Hall and the gardens of two houses. Redevelopment of this site vould require the relocation and demolition of the existing community Hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be location and demolition of the existing community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be be allowed to be community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be be allowed to be advectored to be community hall and site assembly. Likely to be planning policy issues in the site volice on the evelopment of the site. The site is unlikely to come for adjacent residential property. There is also likely to be community hall and site assembly. Likely to be planning policy issues in relation to forse within the site. Ald3 Image: the adjacent residential property issues in relation costs in association with is use as a petrol station, there are still underground tanks in evidence on site. There may be planning policy issues in relation to forse issues below in the site would require the relocation of the evidence on site. There is a difference is a single overcom, the site would require the relocation of the evidence on site. There site and in the site. None		l egal/own				-		•	
(H/ML)		-						· · · ·	
Ald1 Multiple None M-L L H This is the Aldbury Community Hall and the gardens of two houses. Redevelopment of this site would require the relocation and demolition of the existing community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be local opposition to redevelopment of the site. The site is unlikely to come forward in the softer term. Ald2 Multiple No phasing of the site. The site is unlikely to come forward in the softer term. Ald3 Ald4 Image: Comparison of the site. This is currently occupied by Aldbury Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing fouries. There is likely to be significant remediation costs in association, with its use as a petrol state in revision of site. There are site undiation costs in association with its use as a petrol state in relocation of the existing fouries. There is and be planning policy issues in relation to loss of employment use. Subject to these issue being overcome, the site would require the relocation of the existing power one, the site would require the site and the particip vector one the site and the site. Ald6 More H M-H More an attractive development site and the s				-	-	-			
Ald4 Image: Constraint of the stress of	Ald2	Multiple	None		M-L	L	Н		the gardens of two houses. Redevelopment of this site would require the relocation and demolition of the existing community hall and site assembly. Likely to be planning policy issues with overlooking from adjacent residential property. There is also likely to be local opposition to redevelopment of the site. The site is unlikely to come
Ald5 Image: Constraint of the state o									
Ald6 This is currently occupied by Aldbury Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing business. There is likely to be significant remediation costs in association with its use as a petrol station, there are still underground tanks in the site. None H Md8 Ald9 Ald11 Ald12 Ald14									
Ald6 Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing business. There is likely to be significant remediation costs in association with its use as a petrol station, there are still underground tanks in evidence on site. There may be leasehold interests in the site. None Ald7 M-H H period Ald8 M-H H period location, it is likely to be viable. Ald7 M-H H period location, it is likely to be viable. Ald8 M-H H M-H method method Ald8 M-H M-H M-H method method Ald7 M-H M-H M-H method method method Ald7 M-H M-H M-H method <	AId5								
Ald8 Image: Constraint of the second sec		however, there may be leasehold interests	None		Н	M-H	H	No phasing	Garage. It is a single storey, 1960's building. Redevelopment of the site would require the relocation of the existing business. There is likely to be significant remediation costs in association with its use as a petrol station, there are still underground tanks in evidence on site. There may be planning policy issues in relation to loss of employment use. Subject to these issues being overcome, the site would be an attractive development site and due to the high value and nature of the
Ald9 Image: Constraint of the second sec	Ald7							·	
Ald10 Image: Constraint of the second se									
Ald11 Image: Constraint of the second se									
Ald12 Image: Constraint of the second se									
Ald13 Image: Constraint of the second s									
Ald14 Image: Constraint of the second s									
Ald15									
	Ald15 Ald16			L	M	Н		0-5 years	Has permission

Aldbury & Wiggington Ward

		Site Area	Case			0-5 y	/ears	6-10	years	11-15	years	15+	years	No Ph	nasing		
Site Ref.	Name / Address	(ha)	Study Applied	U/G	>5ha	Scenario A	Scenario B	Comment	Site Ref.								
Ald1	Stock's Road/Tom's Hill Road	0.098	6	U	N	~		Λ				~		2	4		Ald1
Ald2	Stock's Road																Ald2
Ald3	Stoneycraft Road																Ald3
Ald4	Stoneycraft Road																Ald4
Ald5	Maltings Lane																Ald5
Ald6	Trooper Road	0.075	9	U	N									3	7		Ald6
Ald7	Trooper Road																Ald7
Ald8	Trooper Road																Ald8
Ald9	Trooper Road																Ald9
Ald10	London Lodge																Ald10
Ald11	Oddy Hill																Ald11
Ald12	north of Langton Wood																Ald12
Ald13	Wigginton																Ald13
Ald14	Wigginton																Ald14
Ald15	Station Road																Ald15
Ald16	Toms Hill Estate	32.94	N/A	G	Y	11	11										Ald16
					Total Urban	0	0	0	0	0	0	0	0	5	11		
					Total Greenfield	11	11	0	0	0	0	0	0	0	0		
					Total >5ha	11	11	0	0	0	0	0	0	0	0		
					Total	11	11	0	0	0	0	0	0	5	11		