

6.0 SUMMARY AND CONCLUSIONS

- 6.1 In total 145 potential primary school sites were identified and assessed as part of this study. A number of the sites were rejected early on for various reasons, including inadequate size, and fundamental constraints and designations (such as land being liable to flooding, or existing school sites). The remaining sites were assessed according to a number of considerations including existing use, planning and environmental constraints and designations. A number of sites were rejected and others were taken forward for further consideration to identify those potential sites which had the greatest potential and were most suitable for accommodating a new 2FE primary school.
- 6.2 This assessment resulted in a short list of 7 potential sites being identified which merited more detailed assessment, including a high level transport and access appraisal, to establish which site (or sites) might be the most appropriate to accommodate a new primary school (or schools). Schedule 5 summarises the main conclusions on the short listed potential school sites.
- 6.3 Of these one is a brownfield site located within built up area:
- WNW10 Ariston Works (main site)
- 6.4 Two are greenfield sites within the built up area:
- WE6 Land west of Foxcroft
 - WNW11 Ariston Works (former playing field)
- 6.5 Four are greenfield sites located outside the built up area within the Green Belt:
- WSE13 Land North of Verulam GC
 - WSE 4 Old Oak / Marlborough Recreation area
 - O14 Birklands detached playing field, London Road
 - O22 Land west of Batchwood Drive
- Core Search Area**
- 6.6 The Core Search Area is the area of greatest need and the optimum location for a new 2FE primary school.

6.7 There are no potential primary school sites located in the Core Search Area. However, there are two sites located just outside the Core Search Area, which might be well placed to help to meet needs within the Core Area. Both are greenfield sites located in the Green Belt, as follows:

- WSE13 Land North of Verulam GC
- O22 Land west of Batchwood Drive

6.8 The first site, Land North of Verulam GC, is located in the Wider Search Area and is possibly better located to serve the area towards the east of the centre of St Albans where there is more need than to the west. However, the site is smaller and would need to accommodate a new primary school based on the smaller area for a constrained site in an urban area, and would be likely to need a detached playing field. There are also possibly fundamental highways issues with the site, which would need to be subject to further investigations and discussions with the highway authority, to see whether the site could accommodate a new primary school.

6.9 A Stage 1 Road Safety Audit has been carried out which indicates that a satisfactory access may be able to be provided, but it assumed that full staff parking and dropping off / picking up facilities would be provided on site, which may not be possible due to the small size of the site. It may also be necessary to identify a suitable location for a detached playing field for the school, which may necessitate shared use of an existing public open space or playing field.

6.10 The second site, Land west of Batchwood Drive, is outside the Wider Search Area and is possibly less well located relative to the area of greatest need, but is a much larger site which could accommodate a larger school site based on the area for an unconstrained site in a non-urban location, with scope for expansion, and there are less highway issues. It is also located in the Green Belt but is outside a strong and clearly defined boundary former by Batchwood Drive.

Wider Search Area

6.11 There are five potential primary school sites located in the Wider Search Area, including the Land North of Verulam GC, where the location is less than optimal but may help meet needs in the Core Area. They are, according to type of location:

- Brownfield sites within built up area

- WNW10 Ariston Works (main site)
 - Greenfield sites within built up area
 - WE6 Land west of Foxcroft
 - WNW11 Ariston Works (former playing field)
 - Greenfield sites outside the urban area (located in Green Belt)
 - WSE13 Land North of Verulam GC – already mentioned.
 - WSE 4 Old Oak / Marlborough Recreation area
- 6.12 Other than the Land North of Verulam GC mentioned above, the Ariston Works (main site) is possibly the best located of these sites to meet needs within the Core Area, and would not involve land in the Green Belt or the loss of public open space, but it would not be available due to current development proposals relating to the re-provision of youth and community uses, there are also potentially ground stability issues on the site which would need to be addressed (but would be unlikely to stop it being used for a school).
- 6.13 The Ariston Works (former playing field) could also accommodate a new primary school and would not involve land in the Green Belt or the loss of public open space, but would result in loss of an area used by the public as open space adjoining Bernards Heath, and is a designated Asset of Community Value. It is also possible one of the last areas of open land forming part of the Second Battle of St Albans (although not officially designated). There are potentially ground stability issues on the site which would need to be addressed but would be unlikely to stop it being developed for a school.
- 6.14 The only other non-Green Belt site is Land west of Foxcroft, but this is not so well related to the Core Search Area and would involve the loss of most of a public open space. Also, the related highway mitigation which would be required (ie road widening, one way arrangement and parking restrictions), as well as the school itself (which would be located closer to, and more prominent from, existing houses than many other sites), would have a significant impact on adjoining residents.
- 6.15 The Verulam GC site has already been mentioned above.
- 6.16 The only other site in the Wider Search Area is the Old Oak / Marlborough Recreation area but this is considered to be relatively

remote from the Core Search Area and may not help meet needs in the Core Area. It would also be located in the Green Belt and would result in the loss of a public open space, a community centre and an identified viewpoint, and it would be difficult to provide access and may require a new access road crossing third party land close to a number of listed buildings and a conservation area.

Outside Search Area

6.17 There are two potential primary school sites located outside the Core and Wider Search Areas, including the Land West of Batchwood Drive where the location is less than optimal but may help meet needs in the Core Area. Both the potential sites are greenfield Green Belt locations:

- O14 Birklands detached playing field, London Road
- O22 Land west of Batchwood Drive

6.18 The Land West of Batchwood Drive has already been mentioned above.

6.19 The Birklands site is owned by the County Council and has been earmarked for use for a new primary school for some time and is effectively held in reserve for this use. Access should also be possible. However, it is relatively remote from the Core Search Area and so may not meet needs arising from this area. It is also located in the Green Belt and is used by the public as open space and is an Asset of Community Value.

Overall conclusion

6.20 There isn't a clear cut answer and no site is entirely free of significant planning and environmental constraints and designations, or entirely suitable, or in the right location to serve the educational needs of the central St Albans area.

6.21 A balance needs to be made between different factors, for example between a site which is located in the Green Belt and a site which is a public open space, or between a site which is in the Green Belt and one which would have a more significant effect on nearby residents.

6.22 However, three sites would appear to be best located to serve the needs of the central St Albans area and merit further consideration, although they are not located in the optimum location for a new primary school, and all have issues. They are:

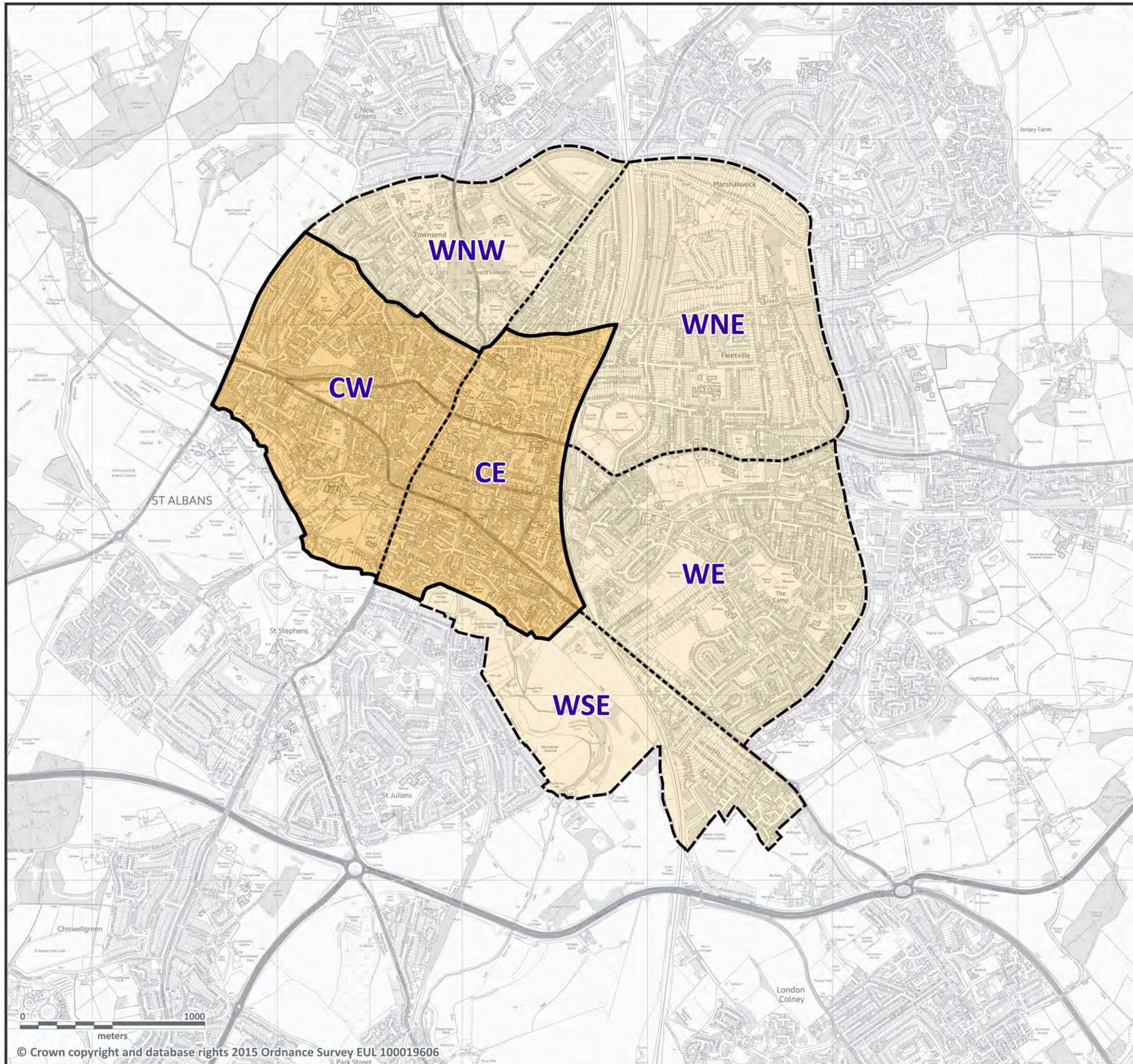
- WNW11 Ariston Works (former playing field)
- WSE13 Land North of Verulam GC
- O22 Land west of Batchwood Drive

6.23 Of these only one - Ariston Works (former playing field) – is within the built up area and not located in the Green Belt, and so is sequentially preferable from a Green Belt point of view. However, there are issues with the site.

6.24 The two other sites are both greenfield sites located in the Green Belt and so very special circumstances would be required to justify locating schools on these sites (unless the sites were to be taken out of the Green Belt through the Local Plan process).

6.25 The Verulam GC site is also subject to potentially fundamental highway issues, which would need to be resolved, and is a smaller site, and so would be likely to require a detached playing field, which would need to be identified, so is not ideal. On the other hand a school would potentially have less impact on the Green Belt than the Batchwood Drive site, which is located on more open land beyond a clear and well defined Green Belt boundary, although that site is larger and so could accommodate a less constrained school with a playing field, rather than having a detached playing field.

6.26 As mentioned in the introduction the report looks at potential sites for a new school from a planning point of view and needs to be considered alongside educational considerations in terms of suitability of the sites and the locations from an education perspective, including meeting educational needs.



CORE SEARCH AREA



WIDER SEARCH AREA

KEY TO REFERENCING FOR SUB-AREAS

CORE SEARCH AREA:

- CW - CORE AREA WEST
- CE - CORE AREA EAST

WIDER SEARCH AREA:

- WNW - WIDER AREA NORTH WEST
- WNE - WIDER AREA NORTH EAST
- WE - WIDER AREA EAST
- WSE - WIDER AREA SOUTH EAST

NOTE:

The study also identified potential locations just outside the wider study area. These were referenced 'O'

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PROJECT TITLE

St Albans Primary School
Site search

DRAWING TITLE

Site search areas

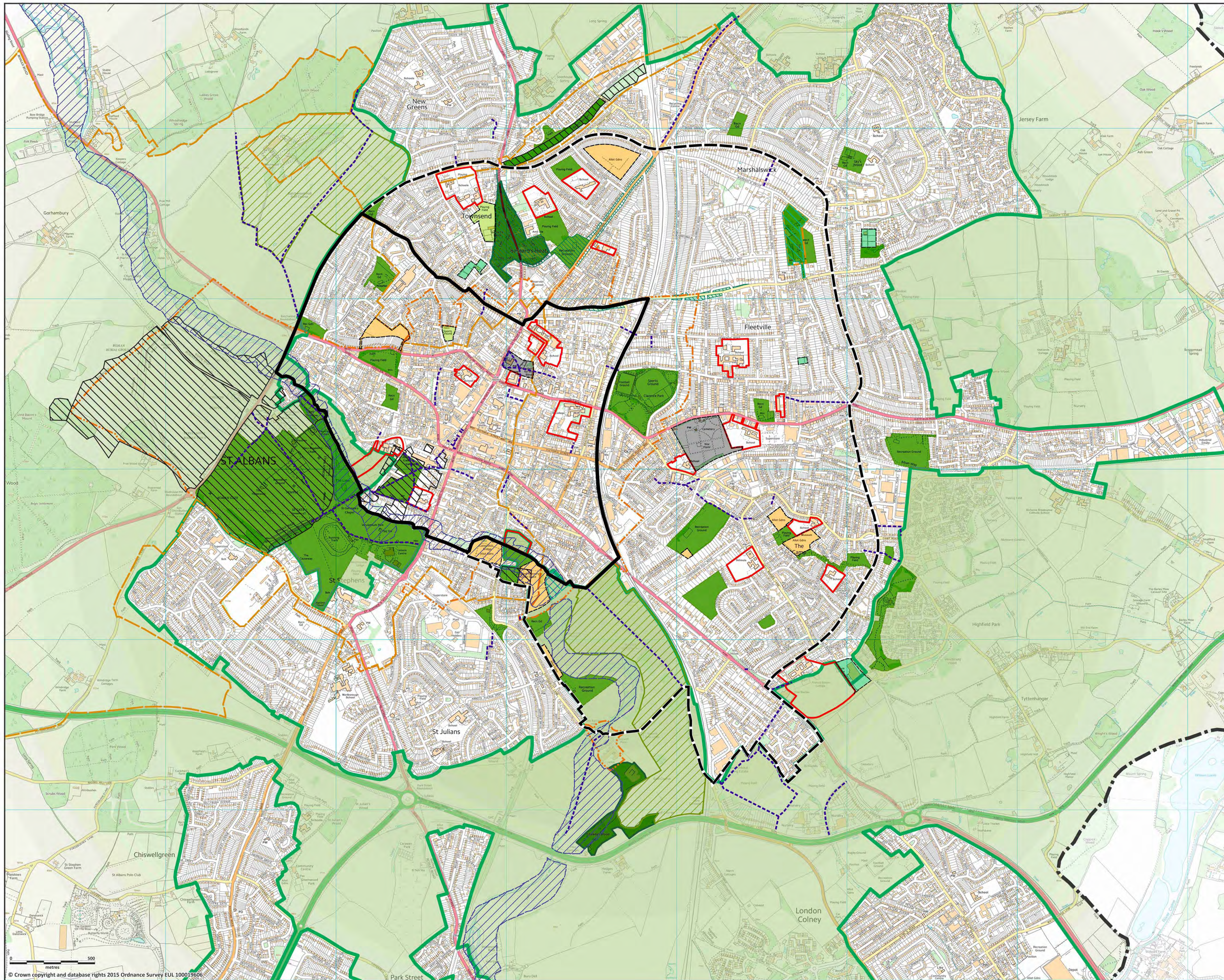
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5115		

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- CORE SEARCH AREA
- WIDER SEARCH AREA
- EXISTING SCHOOL SITES
- SCHOOL PLAYING FIELDS
- GREEN BELT
- GOLF COURSES
- PUBLIC OPEN SPACE/PARK
- PRIVATE SPORTS GROUNDS
- AREAS OF WOODLAND
- CEMETERY
- ALLOTMENTS
- REGISTERED COMMON LAND
- LOCAL NATURE RESERVE
- CONSERVATION AREAS
- AREA OF ARCHAEOLOGICAL INTEREST
- SCHEDULED ANCIENT MONUMENT
- PUBLIC RIGHTS OF WAY
- AREA OF FLOODING (SOURCE: ENVIRONMENT AGENCY)

REVISION A:
Core area boundary amended, other general amendments
HNA/07-12-2015

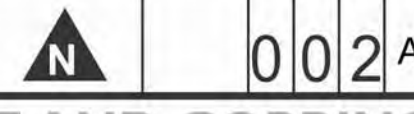
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PROJECT TITLE
**St Albans Primary School
Site search**

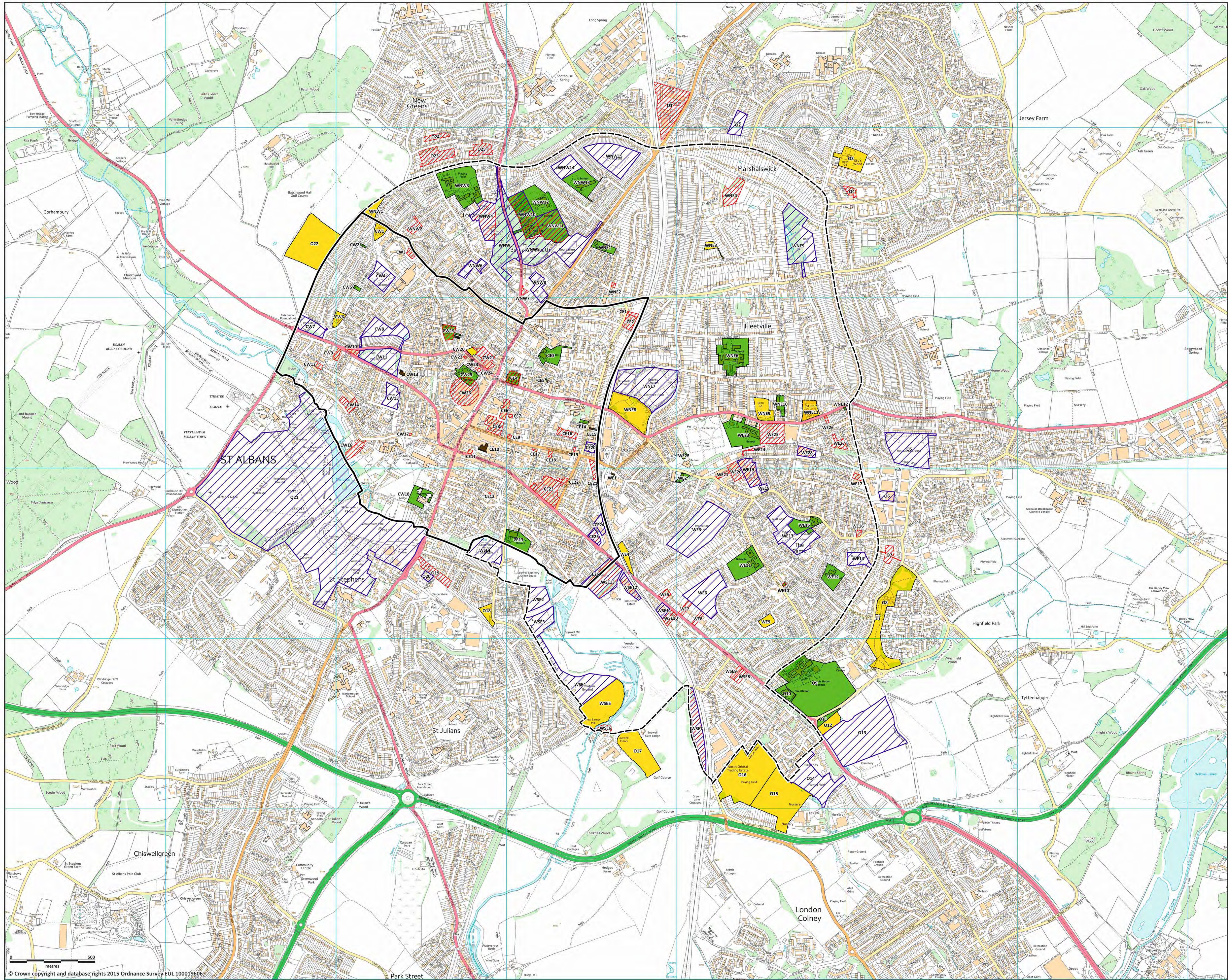
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-  CORE SEARCH AREA
-  WIDER SEARCH AREA
-  HCC FREEHOLD
-  HCC LEASEHOLD
-  LSH IDENTIFIED SITE
-  SHLAA SITES
-  VINCENT & GORBING IDENTIFIED SITES

REVISION A:
Core area boundary amended, two site references amended
HNA/07-12-2015

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PROJECT TITLE
**St Albans Primary School
Site search**

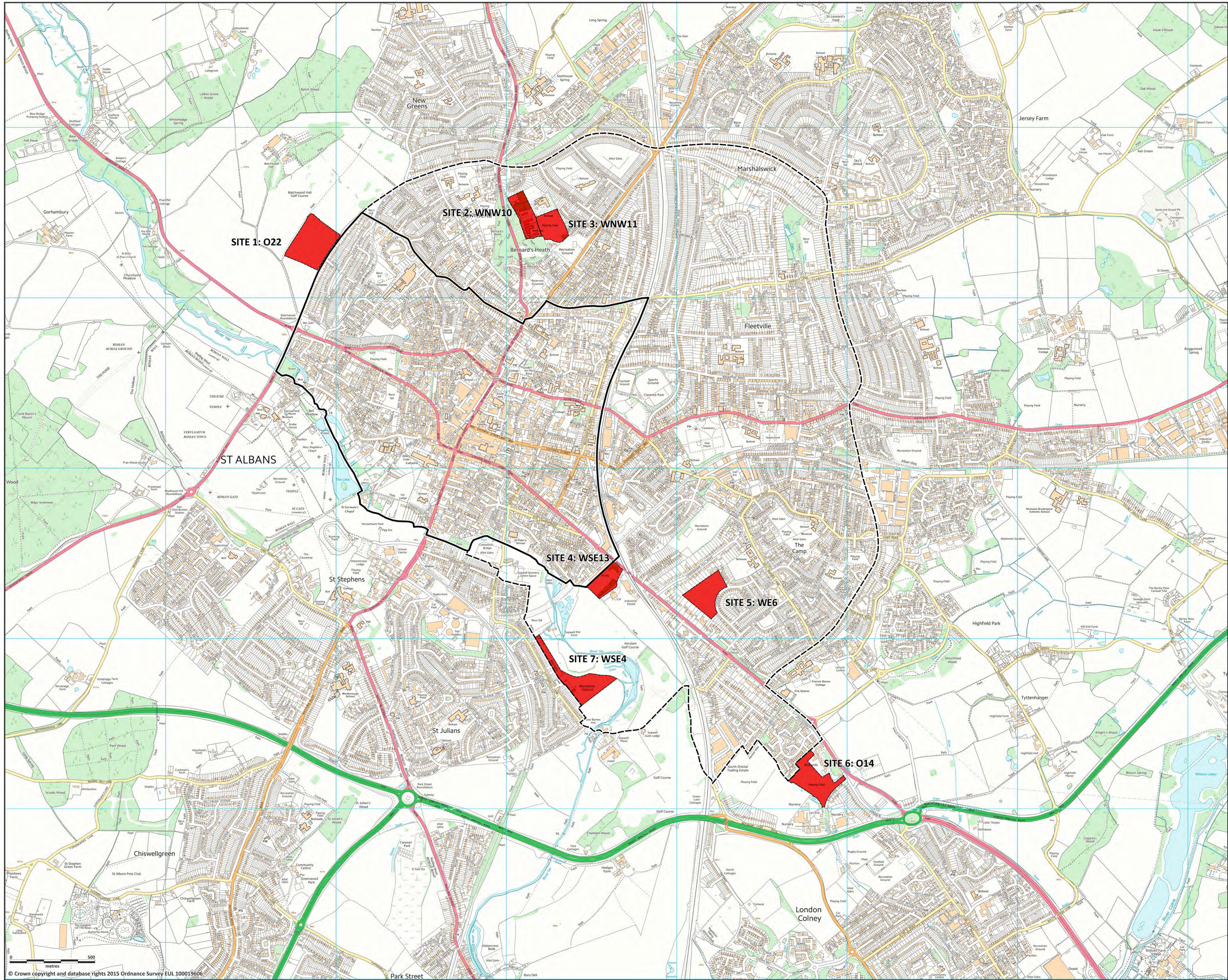
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PROJECT No:
5115

 **003A**

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- CORE SEARCH AREA
- WIDER SEARCH AREA
- SHORT LISTED SITES

PROJECT TITLE
 St Albans Primary School
 Site search

DRAWING TITLE
 Short listed sites

SCALE 1:10000 @A1	DATE FEBRUARY 2016	CHECKED HNA
PROJECT NO. 5115	DRAWN HNA	DATE

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Schedule 1: St Albans Primary School Site Search - Full List: summary

Site ref.	Site source	Site Area (ha)	Constraint				Summary	Overall assessment
			Existing school sites (and related playing fields)	Scheduled Ancient Monument	Land liable to flooding	Registered Common Land		
	Core Area West							
CW1.	V&G	0.49					Rejected - too small	
CW2.	HCC freehold	0.04					Rejected - too small	
CW3.	SHLAA	0.18					Rejected - too small	
CW4.	LSH	1.45					Carry forward	
CW5.	HCC freehold	0.08					Rejected - too small	
CW6.	V&G	0.44					Rejected - too small	
CW7.	LSH	1.13					Carry forward	
CW8.	LSH	2.02					Carry forward	
CW9.	SHLAA	0.18					Rejected - too small	
CW10.	SHLAA	0.17					Rejected - too small	
CW11.	LSH	2.48					Carry forward	
CW12.	SHLAA	0.13					Rejected - too small	
CW13.	HCC leasehold	0.13					Rejected - too small	
CW14.	SHLAA	0.37					Rejected - too small	
CW15.	LSH	1.00					Carry forward	
CW16.	SHLAA	0.62					Rejected - too small	
CW17.	SHLAA	0.02					Rejected - too small	
CW18.	HCC freehold	0.84	✓				Rejected - existing primary school	
CW19.	HCC freehold /SHLAA	0.55	✓				Rejected - too small and existing school playing field	
CW20.	V&G	0.18					Rejected - too small [note: former primary school]	
CW21.	SHLAA	0.80					Carry forward	
CW22.	SHLAA	0.02					Rejected - too small	
CW23.	HCC leasehold	0.01					Rejected - too small	
CW24.	SHLAA	0.04					Rejected - too small	
CW25.	HCC freehold	0.95	✓				Rejected - existing primary school	
CW26.	SHLAA	2.16					Carry forward (note: site boundary is generalised)	
	Core Area East							
CE1.	SHLAA	0.11					Rejected - too small	
CE2.	SHLAA	0.50					Rejected - too small	
CE3.	HCC freehold	1.16	✓				Rejected - existing primary school	
CE4.	HCC freehold / SHLAA	0.50					Rejected - too small and existing primary school (new free school)	
CE5.	HCC freehold	0.02					Rejected - too small	
CE6.	SHLAA	0.40					Rejected - too small	
CE7.	SHLAA	0.04					Rejected - too small	
CE8.	SHLAA	0.83					Carry forward	
CE9.	SHLAA	0.04					Rejected - too small	
CE10.	HCC leasehold	0.15					Rejected - too small	
CE11.	SHLAA	0.05					Rejected - too small	
CE12.	SHLAA	0.01					Rejected - too small	
CE13.	HCC freehold	1.31	✓		✓		Rejected - existing primary school and part liable to flooding	
CE14.	HCC freehold	0.09					Rejected - too small	
CE15.	HCC leasehold	0.04					Rejected - too small	
CE16.	SHLAA	0.44	✓				Rejected - too small and secondary school (part)	
CE17.	SHLAA	0.02					Rejected - too small	
CE18.	SHLAA	0.07					Rejected - too small	
CE19.	SHLAA	0.02					Rejected - too small	
CE20.	LSH	0.32					Rejected - too small	
CE21.	SHLAA	0.27					Rejected - too small	
CE22.	SHLAA	0.15					Rejected - too small	
CE23.	SHLAA	1.82					Carry forward	
CE24.	LSH	0.42					Rejected - too small	
CE25.	SHLAA / LSH	0.39					Rejected - too small	
CE26.	SHLAA / LSH	0.70					Carry forward	
	WIDER AREA							
	South East							
WSE1.	LSH	2.43			✓		Rejected – liable to flooding	
WSE2.	LSH	1.39			✓		Rejected – liable to flooding [note: adjacent to SAM]	
WSE3.	LSH	1.65			✓		Carry forward. Part of site liable to flooding	

Site ref.	Site source	Site Area (ha)	Constraint				Summary	Overall assessment
			Existing school sites (and related playing fields)	Scheduled Ancient Monument	Land liable to flooding	Registered Common Land		
WSE4.	LSH	4.19			✓		Carry forward. Part of site liable to flooding	
WSE5.	V&G	4.26			✓		Carry forward. Part of site liable to flooding	
WSE6.	SHLAA	0.24					Rejected - too small	
WSE7.	SHLAA / LSH	1.99					Carry forward	
WSE8.	SHLAA	0.34					Rejected - too small	
WSE9.	SHLAA	0.20					Rejected - too small	
WSE10.	SHLAA	0.42					Rejected - too small	
WSE11.	LSH	0.40					Rejected - too small	
WSE12.	SHLAA / LSH	0.69					Only just under size. Carry forward	
WSE13.	SHLAA / LSH	2.25					Carry forward	
	East							
WE1.	HCC leasehold	0.02					Rejected - too small	
WE2.	HCC freehold	0.22					Rejected - too small and existing primary school	
WE3.	LSH	5.70					Carry forward	
WE4.	V&G	0.58					Rejected - too small	
WE5.	SHLAA	0.26					Rejected - too small	
WE6.	LSH	3.41					Carry forward	
WE7.	SHLAA	0.27					Rejected - too small	
WE8.	SHLAA	0.22					Rejected - too small	
WE9.	SHLAA	0.46					Rejected - too small	
WE10.	SHLAA	0.03					Rejected - too small	
WE11.	HCC freehold	2.43	✓				Rejected - existing primary school	
WE12.	HCC freehold	1.21	✓				Rejected - existing primary school	
WE13.	LSH	3.64					Carry forward	
WE14.	LSH	0.91					Carry forward	
WE15.	HCC freehold	1.19					Rejected - existing primary school	
WE16.	SHLAA	0.10					Rejected - too small	
WE17.	SHLAA	0.16					Rejected - too small	
WE18.	LSH	0.18					Rejected - too small	
WE19.	SHLAA / LSH	1.35					Carry forward	
WE20.	SHLAA	0.68					Carry forward	
WE21.	SHLAA	0.15					Rejected - too small	
WE22.	HCC freehold	0.09	✓				Rejected - too small and existing primary school (part)	
WE23.	HCC freehold	2.70	✓				Rejected - existing primary school	
WE24.	SHLAA	0.16					Rejected - too small	
WE25.	SHLAA	1.66					Carry forward	
WE26.	SHLAA	0.07					Rejected - too small	
WE27.	SHLAA	0.43					Rejected - too small	
WE28.	SHLAA / LSH	0.53					Rejected - too small	
	North East							
WNE1.	HCC freehold	0.59	✓				Rejected - too small and existing primary school (part)	
WNE2.	SHLAA	0.06					Rejected - too small	
WNE3.	V&G	0.31					Rejected - too small	
WNE4.	SHLAA	1.26					Carry forward	
WNE5.	LSH	4.82					Carry forward.	
WNE6.	HCC freehold	3.23	✓				Rejected – existing secondary school	
WNE7.	LSH	6.71					Carry forward	
WNE8.	V&G	3.39					Carry forward	
WNE9.	V&G	1.22					Carry forward	
WNE10.	HCC freehold	0.48	✓				Rejected - too small and existing infant school	
WNE11.	V&G	0.96					Carry forward	
WNE12.	HCC freehold	0.02					Rejected - too small	
	North West							
WNW1.	V&G	0.47					Rejected - too small	
WNW2.	SHLAA	0.35					Rejected - too small	
WNW3.	HCC freehold	4.28	✓				Rejected – existing schools	
WNW4.	SHLAA / LSH	2.23	✓				Rejected – existing detached playing fields (independent school)	
WNW5.	LSH	6.23				✓	Rejected – registered common land	
WNW6.	LSH	0.79					Carry forward	
WNW7.	SHLAA	0.10					Rejected - too small	
WNW8.	LSH	1.08					Carry forward	
WNW9.	LSH	11.75				✓	Rejected - registered common land	

Site ref.	Site source	Site Area (ha)	Constraint				Summary	Overall assessment
			Existing school sites (and related playing fields)	Scheduled Ancient Monument	Land liable to flooding	Registered Common Land		
WNW10.	SHLAA / LSH / HCC freehold	2.65					Carry forward	
WNW11.	SHLAA / LSH / HCC freehold	2.45					Carry forward.	
WNW12.	HCC freehold	7.20	✓				Rejected – existing school	
WNW13.	HCC freehold	1.96	✓				Rejected – existing school	
WNW14.	LSH	1.38					Carry forward	
WNW15.	LSH	3.73					Carry forward	
	OUTSIDE CORE / WIDER AREA							
O1.	SHLAA	3.85					Carry forward	
O2.	LSH	0.96					Carry forward	
O3.	V&G	1.79					Carry forward	
O4.	SHLAA	0.29					Rejected - too small	
O5.	LSH	4.56					Carry forward	
O6.	LSH	0.47					Rejected - too small	
O7.	SHLAA	0.49					Rejected - too small	
O8.	V&G	5.28					Carry forward	
O9.	HCC freehold	10.09	✓				Rejected – existing all through school	
O10.	HCC freehold	0.60					Rejected - too small	
O11.	HCC freehold	0.35					Rejected - too small	
O12.	V&G	0.82					Carry forward	
O13.	LSH	10.46					Carry forward	
O14.	LSH	3.96					Carry forward	
O15.	V&G	6.33					Carry forward	
O16.	V&G	7.54					Carry forward	
O17.	V&G	3.28					Carry forward	
O18.	V&G	0.58					Rejected - too small	
O19.	SHLAA	0.95					Carry forward	
O20.	LSH	0.24					Rejected - too small	
O21.	LSH	74.59		✓	✓		Rejected – Scheduled Ancient Monument (most), liable to flooding (part), outside search area (most)	
O22.	V&G	5.71					Carry forward	
O23.	SHLAA	1.44					Carry forward	
O24.	SHLAA	0.41					Rejected - too small	
O25.	SHLAA	0.76					Carry forward	

KEY TO COLOURS

Green Site carried forward for further consideration

Red Site not taken forward for further consideration (for reasons given)

Schedule 2: St Albans Primary School Site Search - Long List: Review

Site ref.	Site address	Site source	Site Area (ha)	Current use	Constraint										
					Public open space/playing fields	Allotments	Private sports grounds	Areas of woodland / significant tree cover	Green Belt	Local Nature Reserve	Conservation Area	Area of archaeological interest	Public rights of way	Site shape and features	Multiple ownership /occupation
WITHIN BUILT UP AREA: PREVIOUSLY DEVELOPED LAND															
Core Area															
CW21.	10-28 Catherine Street (including Coupers garage) and land to rear	SHLAA	0.80	Car sales garage, and light industrial to rear											
CW26.	West of St Peter's Street	SHLAA	2.16	Town centre multi-storey car park and market storage											
CE8.	Land to the north of Victoria Street	SHLAA	0.83	Magistrates Court and vacant / under-used. Former police station, offices and car parking.											
CE23.	Former Eversheds printing works and associated land, Alma Road and London Road	SHLAA	1.82	Partly unused / partly retail units / residential.											
CE26.	222 London Road Business Park	SHLAA / LSH	0.70	Industrial											
Wider Area															
WE19.	Sphere Industrial Estate, Campfield Road	SHLAA / LSH	1.35	Light industrial and wholesale											
WE20.	Land to the south of Campfield Road	SHLAA	0.68	Light industrial											
WE25.	Morrison's Supermarket Car Park, Hatfield Road	SHLAA	1.66	Superstore car park											
WNE11.	Industrial estate to the north of Hatfield Road	V&G	0.96	Industrial estate and car rental uses											
WNW8.	Water Company Premises, Sandridge Road	LSH	1.08	Water works and covered reservoirs											
WNW10.	Former Ariston Works site	SHLAA / LSH / HCC freehold	2.65	Partly unused (including unused fire station) and partly community uses											
WSE12.	Verulam Industrial Estate	SHLAA / LSH	0.69	Light industrial and retail											
Outside Area															
O1.	Land between Ronsons Way and railway line	SHLAA	3.85	Light industrial and household waste recycling centre											
O19.	St Albans Abbey Station	SHLAA	0.95	Station car park											
O23.	Land r/o 45 to 83 Francis Avenue and 56 to 96 Batchwood Drive	SHLAA	1.44	Residential / residential gardens											

Site ref.	Site address	Site source	Site Area (ha)	Current use	Constraint									
					Public open space/playing fields	Allotments	Private sports grounds	Areas of woodland / significant tree cover	Green Belt	Local Nature Reserve	Conservation Area	Area of archaeological interest	Public rights of way	Site shape and features

WITHIN BUILT UP AREA: GREENFIELD LAND															
Core Area															
CW4.	Oysterfield Recreation Area, off Oysterfields and Temple View	LSH	1.45	Public open space with children's play area	Red	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green
CW7.	Recreation ground adjacent to Down Edge / Redbourn Road	LSH	1.13	Public open space with children's play area	Red	Green	Green	Green	Green	Green	Yellow	Red	Green	Green	Green
CW8.	Folly Lane Allotment Site	LSH	2.02	Allotments	Green	Red	Green	Green	Green	Green	Yellow	Yellow	Green	Green	Green
CW11.	Victoria Playing Field, off Folly Lane	LSH	2.48	Public open space	Red	Green	Green	Yellow	Green	Green	Red	Red	Green	Green	Green
CW15.	'The Brickie' open space, New England Street	LSH	1.00	Public open space with children's playground	Red	Green	Green	Yellow	Green	Green	Red	Red	Green	Red	Green
Wider Area															
WE3.	Cunningham Hill Open Space, Cunningham Avenue	LSH	5.70	Open space and playing fields	Red	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green
WE6.	Land west of Foxcroft	LSH	3.41	Open space with children's play area and cricket pitch	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
WE13.	Camp and Camp 1 Allotments and Camp Open Space	LSH	3.64	Allotments / public open space	Red	Red	Green	Green	Green	Green	Green	Green	Yellow	Green	Green
WE14.	Richard Stagg Open Space	LSH	0.91	Public open space	Red	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green
WNE4.	Land to the south of Marshalls Drive	SHLAA	1.26	Residential	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green
WNE5.	The Wick open space	LSH	4.82	Public open space (woodland, field and children's play area)	Red	Green	Green	Red	Green	Red	Green	Red	Green	Green	Green
WNE7.	Clarence Park (north)	LSH	6.71	Park, football ground, cricket pitch and tennis courts / hockey pitch.	Red	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green
WNE8.	Clarence Park (south)	V&G	3.39	Park and children's play ground	Red	Green	Green	Red	Green	Green	Red	Green	Green	Green	Green
WNE9.	Fleetville Recreation Ground, north of Hatfield Road and west of Royal Road	V&G	1.22	Public open space with children's playground, community centre and cafe	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
WNW6.	Townsend Bowls and Tennis Club, Waverley Road	LSH	0.79	Bowls / tennis club	Green	Green	Red	Green	Green	Green	Green	Green	Green	Yellow	Green
WNW11.	Former playing field at Ariston Works	SHLAA / LSH / HCC	2.45	Former playing field / informal use as open space	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
WNW14.	Marshall Avenue Open Space	LSH	1.38	Playing field	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
WNW15.	Sandridge Road Allotment site	LSH	3.73	Allotments	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green

Site ref.	Site address	Site source	Site Area (ha)	Current use	Constraint									
					Public open space/playing fields	Allotments	Private sports grounds	Areas of woodland / significant tree cover	Green Belt	Local Nature Reserve	Conservation Area	Area of archaeological interest	Public rights of way	Site shape and features

Outside Area															
O2.	William Bell Recreation Ground	LSH	0.96	Public open space	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
O3.	Skyswood open space, off Sherwood Avenue	V&G	1.79	Public open space and woodland with Children's playground and tennis courts	Red	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Green
O5.	Long acres Park, off Oakdene Way	LSH	4.56	Public open space with children's playground and scout hut.	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
O25.	Land r/o 1-43 Francis Avenue & 2 to 54 Batchwood Drive	SHLAA	0.76	Residential gardens	Green	Green	Green	Yellow	Green	Green	Green	Green	Green	Green	Red
URBAN EDGE: GREENFIELD / GREEN BELT															
Core Area															
None															
Wider Area															
WSE3.	Sopwell Mill Recreation Ground	LSH	1.65	Recreation ground / open space	Red	Green	Green	Green	Red	Green	Yellow	Green	Green	Green	Green
WSE4.	Old Oak / Marlborough Recreation area	LSH	4.19	Recreation ground / open space	Red	Red	Green	Green	Red	Green	Green	Green	Green	Green	Green
WSE5.	Land to the east of Cottonmill Lane	V&G	4.26	Agricultural	Green	Green	Green	Green	Red	Green	Yellow	Green	Green	Green	Green
WSE7.	Land between Napsbury Lane and railway	SHLAA / LSH	1.99	Unused	Green	Green	Green	Green	Red	Green	Green	Green	Green	Red	Green
WSE13.	Land to north of Verulam Golf Club	SHLAA / LSH	2.25	Unused	Green	Green	Green	Yellow	Red	Green	Yellow	Green	Green	Green	Green
Outside Area															
O8.	Highfield Park	V&G	5.28	Public open space	Red	Green	Green	Red	Red	Green	Green	Green	Green	Green	Green
O12.	Land to the east of London Road	V&G	0.82	Unused	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
O13.	Land east of junction of London Road and Highfield Park Lane	LSH	10.46	Arable	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green
O14.	Birklands detached playing field, London Road	LSH	3.96	Unused former playing field	Yellow	Green	Green	Yellow	Red	Green	Green	Green	Green	Green	Green
O15.	Land to the north of Napsbury Lane (western site)	V&G	6.33	Unused land	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Red	Green
O16.	Land to the north of Napsbury Lane (eastern site)	V&G	7.54	Unused land	Yellow	Green	Green	Green	Red	Green	Green	Green	Green	Red	Green
O17.	Land to the south of Cottonmill Lane	V&G	3.28	Arable	Green	Green	Green	Green	Red	Green	Yellow	Green	Green	Green	Green
O22.	Land to the west of Batchwood Drive	V&G	5.71	Arable	Green	Green	Green	Green	Red	Green	Green	Green	Green	Green	Green

Site ref.	Site address	Site source	Site Area (ha)	Current use	Constraint											
					Public open space/playing fields	Allotments	Private sports grounds	Areas of woodland / significant tree cover	Green Belt	Local Nature Reserve	Conservation Area	Area of archaeological interest	Public rights of way	Site shape and features	Multiple ownership /occupation	

KEY TO COLOURS

- Green Constraint does not apply affect site
- Yellow Constraint affects part of site or immediately adjoins site
- Red Constraints affects all or most of site

Schedule 3: St Albans Primary School Site Search - Long List: Summary and conclusions

Site ref.	Site address	Current use	Summary / conclusion	Overall assessment
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WITHIN BUILT UP AREA: PREVIOUSLY DEVELOPED LAND				
Core Area				
CW21.	10-28 Catherine Street (including Coupers garage) and land to rear	Car sales garage, and light industrial to rear	Rejected – due to multiple ownerships / occupation, potentially difficult access onto Catherine Street, site only just large enough, and in a sensitive location in a conservation area, which may be difficult to accommodate a new school.	
CW26.	West of St Peter’s Street	Town centre multi-storey car park and market storage	Rejected – site unlikely to be available in at least the near future due to multiple ownerships and land uses and would be likely to require replacement / relocation of town centre multi-storey car park. Located immediately adjacent to existing primary school.	
CE8.	Land to the north of Victoria Street	Magistrates Court and vacant / under-used. Former police station, offices and car parking.	Rejected – site unlikely to be available as has been subject to proposals for intensive development town centre redevelopment.	
CE23.	Former Eversheds printing works and associated land, Alma Road and London Road	Partly unused / partly retail units / residential.	Rejected - site unlikely to be available. Was originally acquired by Tesco for superstore but proposals were not progressed due to planning / highways difficulties. Buildings currently in process of being refurbished / developed for residential use and other uses.	
CE26.	222 London Road Business Park	Industrial	Rejected - very long narrow site not suitable for use for primary school (unless added to CE27)	
Wider Area				
WE19.	Sphere Industrial Estate, Campfield Road	Light industrial and wholesale	Rejected – site unlikely to be available in at least the near future due to existing employment use and multiple ownership / occupation. It is located in an employment area, which would make it difficult to provide a satisfactory environment for a school. There may also be issues relating to possible conflict between school traffic and employment traffic (ie HGV’s)	
WE20.	Land to the south of Campfield Road	Light industrial	Rejected – site is slightly less than 0.7ha, so too small, and is located in an employment area, which would make it difficult to provide a satisfactory environment for a school. There may also be issues relating to possible conflict between school traffic and employment traffic (ie HGV’s)	
WE25.	Morrison’s Supermarket Car Park, Hatfield Road	Superstore car park	Rejected – site unlikely to be available in the foreseeable future. Currently used as car park for superstore, which is well used and generally full. Unlikely to be available unless superstore closes, which is unlikely (Note: understood to be Morrison’s flagship store). Located immediately adjacent to existing junior school.	
WNE11.	Industrial estate to the north of Hatfield Road	Industrial estate and car rental uses	Rejected – site unlikely to be available in at least the near future due to existing employment use and multiple ownership / occupation.	
WNW8.	Water Company Premises, Sandridge Road	Water works and covered reservoirs	Rejected – site unlikely to be available in at least the near future unless the water works (and reservoir) closes / relocates. Access may be difficult as next to busy road junction.	
WNW10.	Former Ariston Works site	Partly unused (including unused fire station) and community uses	Carry forward for further consideration. Only previously developed land potentially available within Core / Wider Area of Search. HCC currently progressing planning application for residential development and new youth and community uses. Located immediately adjacent to existing school (school for deaf children).	
WSE12.	Verulam Industrial Estate	Light industrial and retail	Rejected – site unlikely to be available in at least the near future due to existing employment use and multiple ownership / occupation. Small site only just large enough school but narrow width may make it difficult to accommodate a school. Part of site in Green Belt. Access may be difficult.	
Outside Area				
O1.	Land between Ronsons Way and railway line	Light industrial and household waste recycling centre	Rejected – site unlikely to be available in at least the near future due to existing employment use / household waste recycling site, and multiple ownership / occupation. It is located in an employment area, next to a railway line, which would make it difficult to provide a satisfactory environment for a school. There may also be issues relating to possible conflict between school traffic and employment traffic (ie HGV’s). Access may be difficult onto Sandridge Road at busy road junction.	
O19.	St Albans Abbey Station	Station car park	Rejected – site only just large enough. Much of site is well treed. Well used station car park and access to station. Unlikely to be available in foreseeable future, unless station closes, which seems unlikely.	
O23.	Land r/o 45 to 83 Francis Avenue and 56 to 96 Batchwood Drive	Residential / residential gardens	Rejected – site unlikely to be available in at least the near future as mainly residential garden land in residential area in multiple ownerships	

Site ref.	Site address	Current use	Summary / conclusion	Overall assessment
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WITHIN BUILT UP AREA: GREENFIELD LAND				
Core Area				
CW4.	Oysterfield Recreation Area, off Oysterfields and Temple View	Public open space with children's play area	Carry forward for further consideration. Would result in loss of public open space / children's play area.	
CW7.	Recreation ground adjacent to Down Edge / Redbourn Road	Public open space with children's play area	Rejected – would result in loss of public open space immediately adjacent to Conservation Area, in an Area of Archaeological Interest, at a very prominent location at one of the main entrances to town.	
CW8.	Folly Lane Allotment Site	Allotments	Carry forward for further consideration. Well used allotments immediately adjacent to Conservation Area and Area of Archaeological Interest. Back land area with poor access, which would be likely to need to be improved by acquiring adjoining residential properties. Alternative replacement provision for allotments would be likely to be required.	
CW11.	Victoria Playing Field, off Folly Lane	Public open space	Rejected – prominent, important open space in conservation area. Alternative replacement playing pitches would be likely to be required.	
CW15.	'The Brickie' open space, New England Street	Public open space with children's playground	Rejected – attractive open space in centre of conservation area. Difficult access / narrow roads adjoining site. Also, significant changes in level. Generally unsuitable for primary school.	
Wider Area				
WE3.	Cunningham Hill Open Space, Cunningham Avenue	Open space and playing fields	Carry forward for further consideration. Would result in loss of part of a public open space (including playing pitches), but outside conservation area so less sensitive. Access may be difficult as no road frontage. Alternative replacement playing pitches would be likely to be required.	
WE6.	Land west of Foxcroft	Open space with playing pitch, children's play area and basketball area.	Carry forward for further consideration. Would result in loss of part of a public open space (including playing pitch), but outside conservation area so less sensitive. Access may be difficult. Alternative replacement playing pitches would be likely to be required. Located close to existing primary school.	
WE13.	Camp and Camp 1 Allotments and Camp Open Space	Allotments / public open space	Carry forward for further consideration. Would result in loss of public open space and/or allotments, but outside conservation area so less sensitive. Access may be difficult as no frontage. Cycleway / footpath which currently runs through site may need to be retained / diverted. Located immediately adjacent to existing primary school.	
WE14.	Richard Stagg Open Space	Public open space	Carry forward for further consideration. Would result in loss of public open space, but outside conservation area so less sensitive. An alternative replacement playing pitch would be likely to be required. Cycleway / footpath which currently runs through site may need to be retained / diverted. Located close to existing primary school.	
WNE4.	Land to the south of Marshalls Drive	Residential	Rejected – well treed mature gardens in sensitive low density residential area. Unlikely to be acceptable due to loss of trees.	
WNE5.	The Wick open space	Public open space (woodland, field and children's play area)	Rejected - majority of site woodland / Local Nature Reserve / Area of Archaeological Interest. Access would be difficult due to intervening woodland / trees.	
WNE7.	Clarence Park (north)	Park, football ground, cricket pitch and tennis courts / hockey pitch.	Rejected – attractive, well used Victorian Park, with mature trees, located in conservation area. School would be unlikely to be acceptable. Alternative replacement playing pitches would be likely to be required.	
WNE8.	Clarence Park (south)	Park and children's play ground	Rejected – attractive, well used Victorian Park, with mature trees, located in conservation area. School would be unlikely to be acceptable.	
WNE9.	Fleetville Recreation Ground, north of Hatfield Road and west of Royal Road	Public open space with children's playground, community centre and cafe	Carry forward for further consideration. Would result in loss of a well-used public open space, and children's playground, but outside conservation area so less sensitive. Alternative replacement playing pitches would be likely to be required. Located immediately adjacent to existing infant school and close to junior school.	
WNW6.	Townsend Bowls and Tennis Club, Waverley Road	Bowls / tennis club	Rejected - awkwardly shaped site only just large enough for school. May be difficult to accommodate a new school. Alternative replacement sports facilities would be likely to be required.	
WNW11.	Former playing field at Ariston Works	Former playing field / informal use as open space	Carry forward for further consideration. HCC currently progressing planning application for residential development and community uses. Former playing field used as open space by public. Designated Asset of Community Value. Ground conditions issues (close to recent St Albans sink hole). Located immediately adjacent to existing school (school for deaf) and close to existing infant and junior schools.	
WNW14.	Marshall Avenue Open Space	Playing field	Rejected – as used as playing field by adjoining primary school (under licence from SADC). Back land area with poor access.	
WNW15.	Sandridge Road Allotment site	Allotments	Carry forward for further consideration. Well used allotments. Back land area with poor access, which would be likely to need to be improved by acquiring adjoining residential properties. Alternative replacement provision for allotments would also be likely to be required.	

Site ref.	Site address	Current use	Summary / conclusion	Overall assessment
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	Outside Area			
O2.	William Bell Recreation Ground	Public open space	Carry forward for further consideration. Would result in loss of a public open space, but outside conservation area so less sensitive. Alternative replacement playing pitch would be likely to be required. Relatively remote location relative to area of greatest need for additional primary school places.	
O3.	Skyswood open space, off Sherwood Avenue	Public open space and woodland with Children's playground and tennis courts	Carry forward for further consideration. Would result in loss of part of a public open space, but outside conservation area so less sensitive. Alternative replacement sports facilities may be required. Relatively remote location relative to area of greatest need for additional primary school places. Located immediately adjacent to existing primary school.	
O5.	Longacres Park, off Oakdene Way	Public open space with children's playground and scout hut.	Carry forward for further consideration. Would result in loss of part of a public open space, but outside conservation area so less sensitive. Open space in process of being upgraded. Relatively remote location relative to area of greatest need for additional primary school places.	
O25.	Land r/o 1-43 Francis Avenue & 2 to 54 Batchwood Drive	Residential gardens	Rejected – site unlikely to be available in at least the near future as residential garden land in residential area in multiple ownerships	
	URBAN EDGE: GREENFIELD / GREEN BELT			
	Core Area			
	None			
	Wider Area			
WSE3.	Sopwell Mill Recreation Ground	Recreation ground / open space	Carry forward (assuming no non-Green Belt sites available). Would result in loss of public open space, but outside (adjacent to) conservation area so less sensitive. An alternative playing field may be required. Part of site liable to flooding	
WSE4.	Old Oak / Marlborough Recreation area	Recreation ground / open space / allotments	Carry forward (assuming no non-Green Belt sites available) Would result in loss of public open space, but outside conservation area so less sensitive. An alternative replacement playing pitch and/or allotments would be likely to be required. Part of site liable to flooding	
WSE5.	Land to the east of Cottonmill Lane	Agricultural	Reject. – Important for setting of group of mill buildings which form the basis of adjoining conservation area. Small part of site conservation area. Access poor - Cottonmill Lane in vicinity of site narrow with bends and no scope for improvement due to conservation area (possible listed buildings). Part of site liable to flooding	
WSE7.	Land between Napsbury Lane and railway	Unused	Reject - long narrow site immediately adjacent to railway line, so not ideal for new school. Difficult access - frontage to busy but narrow country lane with hedges and trees with no footways (or scope for improvement, without harming character of lane). Site feels remote from residential areas.	
WSE13.	Land to north of Verulam Golf Club	Unused	Carry forward (assuming no non-Green Belt sites available) – well contained area of unused land relatively close to area of greatest need. Adjoining conservation area. Access could be difficult.	
	Outside Area			
O8.	Highfield Park	Public open space	Reject - mature landscaped public open space with trees and cycleway /footway. Part of park originally identified as a reserve site for primary school when the adjoining estate was developed but now an integral part of open space. Relatively remote from area of greatest need.	
O12.	Land to the east of London Road	Unused field	Carry forward for further consideration (assuming no non-Green Belt sites available). Small field (unused) (used in the past for circuses / fairs), just large enough for school. Access may be difficult due to proximity to roundabout. Relatively remote from area of greatest need. Close to existing all-through school.	
O13.	Land east of junction of London Road and Highfield Park Drive	Arable	Reject – large area of open prominent farmland forming a significant part of the narrow gap between St Albans and London Colney. Has been promoted for employment use through Local Plan. Relatively remote from area of greatest need.	
O14.	Birklands detached playing field, London Road	Unused former playing field	Carry forward for further consideration (assuming no non-Green Belt sites available) as was originally acquired by HCC for possible use as a site for a primary school. Discrete area of land forming part of the narrow gap between St Albans and London Colney. Unused land but known locally as Birkland Meadow and used informally as open space by public (who have also planted trees on the land) so sensitive site. Relatively remote from area of greatest need.	
O15.	Land to the north of Napsbury Lane (western site)	Unused land	Carry forward for further consideration (assuming no non-Green Belt sites available). Area of unused land forming part of the narrow gap between St Albans and London Colney. Informally used as open space by public. Owned by national housebuilder with aspirations for residential development. Has been subject to planning application for residential development (refused at appeal) and promotion through Local Plan. Relatively remote from area of greatest need.	
O16.	Land to the north of Napsbury Lane (eastern site)	Unused land	Carry forward for further consideration (assuming no non-Green Belt sites available). Area of unused land forming part of the narrow gap between St Albans and London Colney. Shown as playing field on OS plans. Informally used as open space by public. Owned by national housebuilder with aspirations for residential	

Site ref.	Site address	Current use	Summary / conclusion	Overall assessment
			development. Has been subject to planning application for residential development (refused at appeal) and promotion through Local Plan. Relatively remote from area of greatest need.	Yellow
O17.	Land to the south of Cottonmill Lane	Arable	Reject – Important for setting of group of mill buildings which form the basis of adjoining conservation area. Site is also located in immediate foreground of Sopwell House listed building (country house/hotel). Access poor - Cottonmill Lane in vicinity of site narrow with bends and no footways. No scope for improvement due to trees / conservation area (also possible listed buildings).	Red
O22.	Land to the west of Batchwood Drive	Arable	Carry forward for further consideration (assuming no non-Green Belt sites available). Relatively well contained area of rising land between golf course and built up area, relatively close to area of greatest need (although outside Core / Wider Area). Good road access (but pedestrian crossing may be required).	Yellow

KEY TO OVERALL ASSESSMENT

- Green Carry forward site to medium list for further consideration
- Yellow Carry forward site for further consideration but less potential than green sites
- Red Site not carried forward to short list

Schedule 4: St Albans Primary School Site Search: Medium List – Conclusions

Site ref.	Site address	Current use	Summary	Conclusion	Overall assessment
	CORE AREA		OPTIMAL LOCATION		
	Within Built Up Area: Previously Developed Land				
NONE					
	Within Built Up Area: Greenfield Land				
	Public open space				
CW4.	Oysterfield Recreation Area, off Oysterfields and Temple View	Public open space with children's play area	1.45ha site. Site lies in an Area of Archaeological Interest. Site not carried forward as proposal would result in the loss of most if not all of the public open space / children's play area in an area with limited other open space available. Replacement open space may also need to be provided nearby. Also, not carried forward due to access difficulties - including lack of frontage access / adequate access to a highway so would be likely to require the acquisition of one or more residential properties to provide a suitable access, and also relatively narrow roads adjoining site.	Not carried forward due to loss of whole open space and access difficulties	
	Allotments				
CW8.	Folly Lane Allotment Site	Allotments	2.02ha site. Site lies in an Area of Archaeological Interest and immediately adjacent to Conservation Area. Site not carried forward as it would result in the loss of a significant part of area of well used allotments which are likely to need to be replaced nearby, which would be difficult. Also, backland site with poor access to Folly Lane which would be likely to need to be improved by acquiring adjoining residential properties.	Not carried forward due to loss of significant part of allotments and access difficulties	
	Urban Edge: Greenfield / Green Belt				
NONE					
	WIDER AREA		SUB-OPTIMAL LOCATION		
	Within Built Up Area: Previously Developed Land				
WNW10.	Former Ariston Works site	Partly unused (including unused fire station), and community uses	2.65ha site owned by HCC. Site adjacent to woodland / Registered Common Land / open space. Located immediately adjacent to existing school (school for deaf). Only previously developed land potentially available within Core / Wider Area of Search. HCC currently progressing planning application for mixed residential development, community uses and open space. Could use part of site but would remove opportunity to provide replacement community facilities.	Carry forward for further consideration	
	Within Built Up Area: Greenfield Land				
	Public open space				
WE3.	Cunningham Hill Open Space, Cunningham Avenue	Open space and playing fields	5.70ha site. Proposal would result in loss of part of a public open space, with several football pitches, but outside conservation area so less sensitive. Prominent site with views towards St Albans Cathedral and city centre skyline. Access may be difficult. Alternative replacement playing pitches would be likely to be required, which would be difficult to provide. Could possibly enhance appearance / facilities on remainder. Close to site WE6 Land West of Foxcroft (see below) which has better access and fewer pitches.	Not carried forward at this stage (could be carried forward for further consideration if other sites ultimately rejected).	

Site ref.	Site address	Current use	Summary	Conclusion	Overall assessment
WE6.	Land west of Foxcroft	Open space with children's play area and cricket pitch	3.41ha site. Carry forward. Would result in loss of part of a public open space, but outside conservation area so less sensitive. Close to site WE3 Cunningham Hill Open Space but has a frontage with better access. Alternative replacement playing pitches would be likely to be required. Could possibly enhance appearance / facilities on remainder.	Carry forward for further consideration	
WE13.	Camp and Camp 1 Allotments and Camp Open Space	Allotments / public open space	3.64ha site. Would result in loss of part of public open space and/or allotments, but outside conservation area so less sensitive. Most of site landlocked with no access / access difficulties. Cycleway / footpath which currently runs through site may need to be diverted. Alternative replacement playing pitches / allotments may be required. Located immediately adjacent to existing primary school (Camp Primary School) and so has potential to allow that school to be expanded at a later date which may be lost if site used for new school. Not carried forward due to these difficulties and more difficult site than others nearby (ie WE3 and WE6).	Not carried forward mainly due to access difficulties	
WE14.	Richard Stagg Open Space	Public open space	0.91ha site Not carried forward. Would be likely to result in loss of whole public open space, but outside conservation area so less sensitive. An alternative replacement playing pitch would be likely to be required. Has a road frontage. Cycleway / footpath which currently runs through site may need to be diverted.	Not carried forward mainly due to loss of whole open space.	
WNE9.	Fleetville Recreation Ground, north of Hatfield Road and west of Royal Road	Public open space with children's playground, community centre and cafe	1.22ha site. Not carried forward. Would result in loss of most of a well-used public open space, and children's playground, with community centre, but outside conservation area so less sensitive. An alternative replacement open space would be likely to be required. Located immediately adjacent to existing infant school (Fleetville Infants School) and so has potential to allow that school to be expanded at a later date, if required, which would be lost if site used for new school. Located in congested area immediately adjacent to infant and junior school / superstore / local shops, so traffic impact / access may be an issue.	Not carried forward mainly due to loss of most of open space and highways / access difficulties	
WNW11.	Former playing field at Ariston Works	Former playing field / informal use as open space	2.45ha site. Designated Asset of Community Value. Carry forward - HCC currently progressing planning application for residential development and community uses. Former playing field used as open space by public. Ground conditions issues (close to recent sink hole, with similar issues). Located immediately adjacent to existing school (school for deaf) and close to existing infant and junior schools.	Carry forward for further consideration	
	Allotments				
WNW15.	Sandridge Road Allotment site	Allotments	3.73ha site. Not carried forward. Well used allotments. Backland site with poor access, which would be likely to need to be improved by acquiring adjoining residential properties. Alternative replacement provision for allotments would also be likely to be required, which would be difficult.	Not carried forward mainly due to access difficulties	
	Urban Edge: Greenfield / Green Belt				
	Public open space				
WSE3.	Sopwell Mill Recreation Ground	Recreation ground / open space	1.65ha site. Green Belt site located adjacent to conservation area. Would result in loss of significant part of public open space, but outside (adjacent to) conservation area so less sensitive. An alternative playing field may be required. Part of site liable to flooding. Access may be difficult.	Not carried forward mainly due to access difficulties	
WSE4.	Old Oak / Marlborough Recreation area	Recreation ground / open space / allotments	4.19ha site. Green Belt site. Carry forward (assuming no non-Green Belt sites available) – would result in loss of part of the public open space, but outside conservation area so less sensitive. An alternative replacement playing pitch and/or allotments would be likely to be required, which could possibly be provided to the east (on agricultural land – site WSE5). Part of site liable to flooding. Access would need to be given careful consideration bearing in mind location close to poor road in vicinity of Sopwell Mills.	Carry forward for further consideration	
	Unused land				

Site ref.	Site address	Current use	Summary	Conclusion	Overall assessment
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WSE13.	Land to north of Verulam Golf Club	Unused	2.25ha site. Green Belt site. Carry forward (assuming no non-Green Belt sites available) – well contained area of unused land relatively close to area of greatest need. Adjoining conservation area. Access could be difficult but merits further consideration.	Carry forward for further consideration	
	OUTSIDE AREA		LEESS THAN SUB-OPTIMAL LOCATION (APART FROM O22, AS LOCATED ADJACENT TOI CORE AREA)		
	Within Built Up Area: Previously Developed Land				
NONE					
	Within Built Up Area: Greenfield Land				
	Public open space				
O2.	William Bell Recreation Ground	Public open space	0.96ha site. Not carried forward as would be likely to result in the loss of the whole public open space, but outside conservation area so less sensitive. Alternative replacement playing pitch would be likely to be required. Also, relatively remote location relative to area of greatest need for additional primary school places.	Not carried forward due to loss of whole open space and relatively remote location.	
O3.	Skyswood open space, off Sherwood Avenue	Public open space and woodland with Children's playground and tennis courts	1.79ha site. Not carried forward as would result in loss of a significant part of a public open space, much of which is woodland, although it is outside conservation area so less sensitive. Alternative replacement sports facilities may be required. Relatively remote location relative to area of greatest need for additional primary school places well outside wider study area. Located immediately adjacent to existing primary school and so has potential to allow that school to be expanded at a later date, if required, which would be lost if site used for new school.	Not carried forward mainly due to loss of most of open space and relatively remote location.	
O5.	Longacres Park, off Oakdene Way	Public open space with children's playground and scout hut.	4.56ha site. Would result in loss of part of a public open space, but outside conservation area so less sensitive. Open space in process of being upgraded. Relatively remote location relative to area of greatest need for additional primary school places well outside wider study area.	Not carried forward mainly due to relatively remote location.	

	Urban Edge: Greenfield / Green Belt				
	Unused land				
O12.	Land to the east of London Road	Unused	0.82ha site. Green Belt site. Small field (unused) (but used in the past for circuses / fairs), just large enough for school. Forming part of the narrow gap between St Albans and London Colney. Access may be difficult due to proximity to roundabout. Relatively remote from area of greatest need. Close to existing all-through school (Samuel Ryder Academy). Not carried forward mainly as relatively remote location and site O14 preferable.	Not carried forward mainly due to relatively remote location and access and nearby site O14 preferable if school located in the vicinity.	
O14.	Birklands detached playing field, London Road	Unused former playing field	3.96ha site. Green Belt site. Discrete area of land forming part of the narrow gap between St Albans and London Colney. We understand it was originally acquired by HCC for possible use as a site for a new primary school. Unused land but known locally as Birkland Meadow and has been used informally as open space by public (who have also planted trees on the land) so sensitive site. Relatively remote location from area of greatest need but as was acquired for educational use and is in HCC ownership justifies more detailed consideration (assuming no non-Green Belt sites available).	Carry forward for further consideration	

Site ref.	Site address	Current use	Summary	Conclusion	Overall assessment
O15.	Land to the north of Napsbury Lane (western site)	Unused land	6.33ha site. Green Belt site. Area of unused land (contiguous with O16) forming part of the narrow gap between St Albans and London Colney. Informally used as open space by public and crossed by a number of public footpaths. Owned by national housebuilder with aspirations for residential development. Has been subject to planning application for residential development (refused at appeal) and promotion through Local Plan. Access difficulties – either via A414 North Orbital (dual carriageway) or via Site O16 (see below) to Napsbury Lane, also difficult due to number of junctions. . Relatively remote from area of greatest need. Not carried forward as less merit than site O14, in particular difficult access.	Not carried forward mainly due to relatively remote location and access difficulties and nearby site O14 preferable if school located in the vicinity	
O16.	Land to the north of Napsbury Lane (eastern site)	Unused land	7.54ha site. Green Belt site. Area of unused land (contiguous with O15) forming part of the narrow gap between St Albans and London Colney. Shown as playing field on OS plans. Informally used as open space by public and crossed by a number of public footpaths. Owned by national housebuilder with aspirations for residential development. Has been subject to planning application for residential development (refused at appeal) and promotion through Local Plan. Access difficulties – either to Napsbury Lane (difficult due to number of road junctions) or via Site O15 to A414 North Orbital (dual carriageway). Relatively remote from area of greatest need. Not carried forward as less merit than site O14, in particular difficult access.	Not carried forward mainly due to relatively remote location and access difficulties and nearby site O14 preferable if school located in the vicinity.	
	Farmland				
O22.	Land to the west of Batchwood Drive	Arable	5.71ha site. Green Belt site. Site lies in an Area of Archaeological Interest Relatively well contained area of rising land between golf course and built up area, relatively close to area of greatest need just outside Core Area. Good road access (but pedestrian / cycle crossing likely to be required). Located in area of visual link between Batchwood Hall (country house- used as night club) and St Albans Cathedral on opposing hills. Building would need to be carefully designed and kept low but large site so could enable single storey building with ample landscaping. Carry forward (assuming no non-Green Belt sites available)	Carry forward for further consideration	

KEY TO OVERALL ASSESSMENT

- Green Carry forward site to short list for further, more detailed, consideration and high level transport and access assessment
- Yellow Site not carried forward to short list, but preferable to red
- Red Site not carried forward to short list

Schedule 5: St Albans Primary School Site Search – Short List: Review

Site	Site address	Consideration									
		Location relative to area of need	Size of site	Ownership	Green Belt location	Public open space	Highways and access	Ground conditions and topography	Community uses	Asset of Community Value	Impact on residential amenities
	WITHIN BUILT UP AREA: PREVIOUSLY DEVELOPED LAND										
	Core Area										
	None										
	Wider Area										
WNW10.	Former Ariston Works site										
	Outside Area										
	None										
	WITHIN BUILT UP AREA: GREENFIELD LAND										
	Core Area										
	None										
	Wider Area										
WE6.	Land west of Foxcroft										
WNW11.	Former playing field at Ariston Works										
	Outside Area										
	None										
	URBAN EDGE: GREENFIELD / GREEN BELT										
	Core Area										
	None										
	Wider Area										
WSE4.	Old Oak / Marlborough Recreation area										
WSE13.	Land to north of Verulam Golf Club										
	Outside Area										
O14.	Birklands playing field, London Road										
O22.	Land to the west of Batchwood Drive										
	KEY TO COLOURS										
		<p>Red – poor location relative to need</p> <p>Yellow – moderate location relative to need</p> <p>Green – best located relative to need</p>	<p>Red – school would need to be constrained urban site with detached playing field</p> <p>Yellow – site could possibly accommodate unconstrained non-urban school site, but constrained site</p> <p>Green - site could possibly accommodate unconstrained non-urban school site</p>	<p>Red – ownership other than HCC / SACDC</p> <p>Yellow – SACDC ownership</p> <p>Green – HCC ownership</p>	<p>Red – Green Belt location</p> <p>Green – non-Green Belt location</p>	<p>Red – loss of public park / open space</p> <p>Yellow – loss of open land used by public as open space</p> <p>Green – no loss of open space involved</p>	<p>Red – significant highways issues</p> <p>Yellow – highways issues but less significant</p> <p>Green – access should be relatively straight forward</p>	<p>Red – ground condition issues</p> <p>Yellow – possible ground condition issues / terracing required</p> <p>Green – unlikely to be ground condition issues / terracing</p>	<p>Red – potential loss / significant implications for existing community use</p> <p>Green – no loss / implications for community use</p>	<p>Red – designated ACU</p> <p>Green – not designated ACU</p>	<p>Red – greatest impact</p> <p>Yellow – modest impact</p> <p>Green – least impact</p>

BB103 Space Standards for a new 2 FE Primary School

The space standards presented in this paper relate to an unrestrained school site in a non-urban area.

This Brief considers a 2fe school with 480 NOR including a 60 place nursery.

1.0 Total site area

1.1 The total site area is taken to mean the “operational area” of the school which is not just the area occupied by the pupils but includes those areas which are essential to the operation of the school.

BB 103 standards provide a range for this area from 1.6 to 2 hectares. It is more likely that the site will be at the top end of the range to incorporate the school building and the playing fields as well as the following¹:

- car parking, cycle bays, drop off and turning circles
- abnormalities leading to site constraints such as; topography, trees, ancient woodland, contaminated land, archaeological remains and ancient monuments.
- sewers, drainage and sustainable drainage such as balancing ponds or swales (which can require considerable land take depending on design)
- fencing and hedging.
- external storage, refuse area and recycling point

2.0 Soft Outdoor PE (soft team game surface)

2.1 For a 2fe primary school BB103 space standards require an area of 8,400 m² for grass playing fields².

2.2 This is normally the largest area of a school site and comprises of a natural grass area that is level and suitable for playing team sport. This area needs to be able to provide space for summer and winter pitch layouts and should be demonstrated in any site plan to ensure the following can be accommodated:

- Winter – under 11s size football pitches
- Summer – rounder’s pitch and a 100 metre running strip.

¹ A total site area in the lower range will require 2 storey buildings to reduce land take and possibly all weather surface for court areas.

² Previously HCC followed School Premises Regulations (1999) (SPRs 99) and therefore only calculated pitch area for pupils of age 8 years and above, from Year 4 pupils onwards. Therefore most of Hertfordshire Primary Schools at 2FE have 5,000sqm. It is still to be agreed at policy level if we should remain with the KS2 calculation or provide schools with the larger area of 8,400sqm.

The pitch area must provide space for run-off and located not too close to obstructions such as trees.

3.0 Hard Outdoor PE (courts)

3.1 Hard games court areas are either fenced (most often at secondary schools) or unfenced with court markings (most often at primary schools) the latter is often located within a larger tarmac area of the playground.

3.2 The games courts are most often marked netball courts on a tarmac surface for KS2 and more informal markings for KS1.

3.3 This area for a 2fe school should have a minimum area of 1,030 m² and does not include provision for nursery as team game provision is not required for this age group.

4.0 Multi Use Games Areas (MUGA's)/Polymeric surfaces

4.1 These areas have a special polymeric surface (a soft synthetic finish) with multiple games markings. They normally have substantial fencing and can have floodlighting to allow extended community use. MUGAs are suitable for intensive use for rebound ball sport such as netball and tennis

4.2 They are able to take extensive use so can be counted as double their actual area BUT only where they are substituting for sports pitches. They are most often found in highly developed school sites which have very little or no grass pitches on site and also not enough space to develop a full size synthetic turf pitch (STP).

5.0 Hard Informal and Social Areas

5.1 These are the areas of hard surface which are suitable for pupils during break times to use for informal play and socialising. They are not all the hard surfaces on the site, particularly on primary schools they are only those areas which are capable of being supervised by staff during break times.

5.2 Paths that give access from the buildings to play areas are excluded if they are narrow and cannot be supervised, if the paths although not in the main area of activity can be supervised and are wide enough for very small groups to use to socialise they are included.

5.3 For a 2fe primary school a minimum area of 680 m² is required and includes provision for nursery.

6.0 Soft Informal and Social Areas

6.1 This area is predominantly landscaped grass, plant beds or grass areas around the edge of site.

6.3 In practice this area is the soft space left over on the site and previously known as informal recreation.

6.4 For a 2fe school this should have a minimum area of 1560 m² and includes provision for nursery.

7.0 Habitat areas

7.1 These areas are normally only accessed under supervision and tend to be peripheral on the site they are specifically designed to reflect a type of habitat such as:

- Woodland, this maybe an old area of woodland predating the school or more recent planting or a mixture of both. It is common to have set paths of bark chippings through the area for all weather access.
- Pond/wetland, this type of area is normally fenced off so that pupils only enter under supervision and it often includes a wider area of wild habitat.
- Meadowland, this is often an area of sports pitch which has been allowed to grow without any cutting, a meadow grass mix may have been added to widen the range of plants
- gardens/allotments, these are areas that the children cultivate which feeds into the science curriculum so tend to be nearer to the classrooms.

7.2 The Habitat area on a school is the smallest in the BB103 guidance for a 2fe primary school it amounts to 210m²

8.0 Car parking

8.1 Car parking standards vary from one District Council to another. Depending on the location, the local highways network and layout of the site different requirements will need to be considered regarding spaces for visitors and parent drop-off facilities.

8.2 General parking space areas for individual vehicles are as follows:

- Car 2.4 metres x 4.8 metres
- Light Vans 2.4 metres x 5.5 metres
- Rigid Vehicles 3.5 metres x 14.0 metres

- Articulated Vehicles 3.5 metres x 18.5 metres
 - Coaches (60 seats) 3.5 metres x 14.0 metres
- Note this does not include clear zone and access gangways

8.3 With clear zone a car park space would require approx 19 m²

The table below gives a general formula for standard car parking areas on educational establishments which are used by the majority of District Planning Authorities.

Car Parking			
Description	Max Car Parking Standards	Numbers (Approx)	Parking areas Approx 19 m ² per clear zone
School	1 space per full-time member of staff	40	760
	+ 1 space per 100 pupils	4	76
		Total 44	836 m ²

Cycle parking			
Description	Max Cycle Parking Standards	Numbers (Approx)	Cycle Parking areas Approx 1m ² per stand
Secondary Schools School	1 l/t space per 10f/t staff	4	4 m ²
	+ 1 l/t space per 15 student	32	32 m ²
		Total 36	36 m ²

8.3 For a 2fe primary school staff parking would require an approximate area of 836 m². This does not take into account any possible area needed for parental drop-off, visitor car parking or turning circles.

9.0 School building areas

9.1 Using BB103 internal space area for 2fe school would requires a minimum Gross Area of 2318 m²

10.0 Summary of BB103 site minimum areas for a 2fe primary school.

Site Area	Total m²
Soft outdoor PE (Pitch)	8,400
Hard outdoor PE (court)	1,030
Hard informal and social area (playground)	680
Soft informal and social area (inf rec)	1,560
Habitat	210
Car parking and cycle park	872
Turning circle, visitor parking and drop -off	2,000 (approx)
Building	2,318
Float (site)	2,820
Total Min Standards	19,890 m²

End

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