

APPENDIX 1 Schedule of strategic sites

Table 1

Table Ref.	Site – inc. Area (Ha) and Indicative Capacity @40dph [dwellings]	1. Green Belt Review evaluation (RAG)	2. Suitability (RAG)	3. Availability (RAG)	4. Unique contribution to improve public services and facilities (RAG)	5. Unique contribution to enhancing local high quality job opportunities (RAG)	6. Unique contribution to other infrastructure provision or community (RAG)	7. Deliverable / Achievable (RAG)	8. Overall Evaluation (RAG)
1	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries HW-13 15.5ha (60% = 9.3ha) 372 dwellings	RED							RED
2	Land on the west side of Redbourn (between the built up area and the M1 motorway), possibly including land adjoining Stephens Way (Site No. 139) R-22 17.8ha (60% = 10.68ha) 428 dwellings	RED							RED
3	Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road SA-74a 14.1ha (60% = 8.46ha) 339 dwellings	RED							RED
4	Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road SA-74 (Combines SA-74a, 74b, 74c) 19.5ha (60% = 11.7 ha) 468 dwellings	RED							RED
5	Between the A4147 and the M10, extending beyond the M10 to Potters Crouch and the edge of Chiswell Green SA-87 170.8ha (60% = 102.48ha) 4100 dwellings	RED							RED
6	North east of Redbourn (north of Harpenden Lane, east of Dunstable Road and west of the	RED							RED

	A5183) (overlaps 173) R-95 42.1ha (60% = 25.26ha) 1011 dwellings								
7	BT Trial Site, Oaklands Lane, Smallford SM-123 15.1ha (60% = 9.06ha) 363 dwellings	RED							RED
8	Smallford Farm, Colney Heath Lane, Smallford SM-156 20.3ha (60% = 12.18ha) 488 dwellings	RED							RED
9	Park Street Sewage Works (includes 14, 46 & 47) PS-255 53.3ha (60% = 31.98ha) 1280 dwellings	RED							RED
10	East Hemel Hempstead (North) – Broad Location OS-400a (Part of OS-400) 146.1ha (60% = 87.66ha) 3507 dwellings SADC estimate: 1,500 dwellings	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
12	East Hemel Hempstead (South) – Broad Location OS-400c (Part of OS-400) 38.55ha (60% = 23.13ha) 926 dwellings SADC estimate: 1,000 dwellings	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
13	South East Hemel Hempstead OS-400d (Part of OS-400) 98.9ha (59.34ha) 2374 dwellings SADC estimate: 2,400 dwellings, in combination with East Hemel (South)	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER
14	Land at Noke Lane, south of Chiswell Green CG-420b 18.9ha (60% = 11.34ha) 454 dwellings	RED							RED
15	Land at Noke Lane, south of Chiswell Green Combined CG420a and 420b 75.3ha (60% = 45.18ha)	RED							RED

	1808 dwellings								
16	Aldwickbury Park Golf Club, Piggottshill Lane H-427 65.8ha (60% = 39.48ha) 1580 dwellings	RED							RED
17	Redbourn Golf Club, Kinsbourne Green Lane R-428 70.5ha (60% = 42.3ha) 1692 dwellings	RED							RED
18	Land at Gaddesden Lane, Redbourn R-444a and R-444b 14.1ha (60% = 8.46ha) 339 dwellings	RED							RED
19	West of Redbourn, adjacent to Stephens Way R-447 14.9ha (60% = 8.94ha) 358 dwellings	RED							RED
20	Land south of Alban Park, Colney Heath SA-450 26.5ha (60% = 15.9ha) 636 dwellings	RED							RED
21	Land at Lye Lane, Bricket Wood BW-452 25.8ha (60% = 15.48ha) 620 dwellings	RED							RED
22	Smallford Pit SM-454 53.2ha (60% = 31.92ha) 1277 dwellings	RED							RED
23	Land north west of Woodlands Farm, west of St Albans SA-455 77.5ha (60% = 46.5ha) 1860 dwellings	RED							RED
24	Land to North of Redbourn R-456 33ha (60% = 19.8ha) 792 dwellings	RED							RED
25	Land to the south of Drop Lane BW-463 21ha (60% = 12.6ha) 504 dwellings	RED							RED

26	Napsbury Rural Estate – North LC-510 27ha (60% = 16.2ha) 648 dwellings	RED							RED
27	Rural estate land at Highfield Farm, Tyttenhanger CH-511 97.4ha (60% = 58.44ha) 2338 dwellings	RED							RED
28	Carpenter's Nursery, Sandridge S-513 24.2ha (60% = 14.52ha) 581 dwellings	RED							RED
29	Glinwell Nursery, Hatfield Road, St Albans SM-522 20.8ha (60% = 12.48ha) 500 dwellings	RED							RED
30	Moor Mill North, Park Street PS-542 80ha (60% = 48ha) 1920 dwellings	RED							RED
31	Land Adjoining Broad Colney Works, London Colney LC-545 28ha (60% = 16.8ha) 672 dwellings	RED							RED
32	Moor Mill South, Bricket Wood BW-547 16.7ha (largest parcel) (60% = 10.02ha) 401 dwellings	RED							RED
33	Land Adjacent Tyttenhanger Quarry CH-548 14ha (60% = 8.4ha) 336 dwellings	RED							RED
34	Land South of A414, Colney Heath CH-549 38ha (60% = 22.8ha) 912 dwellings	RED							RED
35	Blackbridge, Wheathampstead W-550 58ha (60% = 30ha) 1200 dwellings	RED							RED

53	Land to North of Redbourn R-608 (combines 456 and 574) 33.1ha (60% = 19.9ha) 796 dwellings	RED							RED
54	Land North west of Redbourn R-609 (combines 95, 277, 278 and 551) 44.1ha (60% = 26.5ha) 1060 dwellings	RED							RED
55	Land East of Harpenden H-610 (combines 59, 180 and 427) 72.8ha (60% = 43.7ha) 1748 dwellings	RED							RED
55	Land East of Harpenden H-611 (combines 94, 502, 523, 558 and 586) 15.9ha (60% = 9.5ha) 380 dwellings	RED							RED
56	Land North of Sandridge S-612 (combines 26, 151, 261 and 577) 18.2ha (60% = 10.9ha) 436 dwellings	RED							RED
57	Land North East of Jersey Farm S-613 (combines 466 and 526) 18.7ha (60% = 11.2ha) 448 dwellings	RED							RED
58	Land at Smallford SM-614 (combines 123, 403 (part), 424 and 443) 25.1ha (60% = 15.1ha) 604 dwellings	RED							RED
59	Land West of Sleepshyde SM-615 (combines 72, 78, 156 (part), 245, 454 and 581) 68.4ha (60% = 41ha) 1640 dwellings	RED							RED
60	Land South of Colney Heath Lane SM-616 (combines 156 (part), 267 and 409) 20.5ha (60% = 12.3ha) 492 dwellings	RED							RED
61	Land to east of A414 CH-617 (combines 30 and 548) 19.8ha (60% = 11.9ha) 476 dwellings	RED							RED

SADC estimate: 900 dwellings (+348 permitted)								
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Consideration has been given to combined sites. These are made up of two or more sites where they can be combined with adjoining sites to meet the threshold and could potentially allow for a comprehensive form of development. In these cases the combined sites have been allocated a unique reference number and assessed as a larger parcel. Where two or more strategic sites are adjoining and could be combined to form a single site, these have not been separately assessed, as the individual sites will have been assessed and the evaluation forms can be read in conjunction.

The thresholds agreed by PPC at its March 2018 meeting were “sites capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land”. A number of sites have been submitted which are not small, but also do not meet the scale or capacity thresholds agreed. Although these sites can be noted for general awareness, they fall sufficiently below the overall scale and dwelling capacity to not be taken forward to Stage 1 assessment. Sites between 10.5h and 14h dwellings or of a capacity of 375-500 dwellings are therefore noted below.

Other sites included in the table below include those which have been superseded by new site submissions with similar site boundaries, and those which have been constructed since the submission.

Table 2

Site – inc. Area (Ha) and Indicative Capacity @40dph [dwellings]	Notes
Land, North of Tippendell Lane, How Wood PS-14 11.5ha (60% = 6.9ha) 276 dwellings	Subset of both PS-255 and PS-624 which have been considered in the above assessment. In isolation, the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
East of Redbourn and West of A8183 R-18 13.5ha (60% = 8.1ha) 324 dwellings	Site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
East of A414 London Colney roundabout, south of A414, north of A1081 LC-31 12.8ha (60% = 7.68ha) 308 dwellings	Subset of LC-618 which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land R/O 113-167 Colney Heath Lane SA-78 11.2ha (60% = 6.72ha) 269 dwellings	Subset of SM-615 which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
North of Five Acres, south of the M25, Bricket Wood BW-89 9.3ha (60% = 5.58ha)	Site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.

224 dwellings	
Waterdell, Mount Pleasant Lane, Bricket Wood BW-141 10.5ha (60% = 6.3ha) 252 dwellings	Site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Rear of Shottfield Close S-151 10ha (60% = 6ha) 240 dwellings	Subset of S-612 which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Building Research Establishment, Bucknalls Drive BW-153 25.8ha (60% = 15.48ha) 620 dwellings	This is part of the wider BRE site, which is an important asset within the District and which is being retained. Planning permission has been granted for 100 dwellings on the northern portion of the site. No recent submissions have been received promoting development within the thresholds of this assessment.
Harperbury Hospital, Harper Lane, London Colney LC-254 46ha (60% = 27.6ha) 1104 dwellings	Two significant developments at the former hospital site have been constructed and there are currently 206 homes currently under construction. The rest of the site that is within St Albans District does not fall within the thresholds for this assessment. This is a subset of S-622 which has been considered in the above assessment.
Land to the rear of Bridge Cottage, Sandridgebury Lane, Near Sandridge S-290 9.9ha (60% = 5.94ha) 238 dwellings	Subset of S-606 which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Caxton Centre & Valley Road Industrial Estate, Porters Wood, St Albans SA-301 11.5ha (60% = 6.9ha) 276 dwellings	Site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
HSBC Training Centre, Smug Oak Lane BW-329 65ha (60% = 39ha) 1560 dwellings	This site is superseded by BW-556, which has been considered in the above assessment.
Land to the north east of Sparrowswick Ride and Townsend School, St Albans SA-333 13.2ha (60% = 7.92ha) 317 dwellings	Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land East of Hemel bound B487 OS-400 a, b, c and d combined 351ha 4000 dwellings	Considered as separate parcels OS-400a, b, c and d in the assessment above.

Land to the east of Station Road and Oaklands Lane Smallford SM-403 11.3ha (60% = 6.78ha) 272 dwellings (at 100% = 452 dwellings)	Subset of SM-614, which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Bedmond Lane St Albans SA-418 132.5ha (60% = 79.5ha) 3180 dwellings	Subset of SA-578, which has been considered in the above assessment. In isolation the site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land at Noke Lane, south of Chiswell Green CG-420a 56.5ha (60% = 33.9ha) 1356 dwellings	This site is superseded by CG-603, which has been considered in the above assessment.
All Saints Pastoral Centre, Shenley Lane LC-423 20.7ha (60% = 12.42ha) 497 dwellings	Subset of LC-621, which has been considered in the above assessment.
Land to the south of Harpenden Lane, Redbourn. R-425 9.88ha (60% = 5.93ha) 238 dwellings	Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land east of Watling Street, St Albans SA-438 11.7ha (60% = 7.02ha) 281 dwellings	Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land north of St Albans, R/O St Albans Girls School SA-439 39.4ha 1000 dwellings	Subset of site SA-605, which has been considered in the above assessment.
Land at Gaddesden Lane, Redbourn R-444a 11.8ha (60% = 7.08ha) 284 dwellings	Subset of R-444a and b, which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land north of Hemel Hempstead OS-449 20.3ha (60% = 12.18ha) 488 dwellings	Part subset of OS-602, which has been considered in the above assessment.
Land west of London Colney LC-453 25.8ha	Subset of LC-621, which has been considered in the above assessment.

320 dwellings	
Land at northeast edge of St Albans S-466 10ha (60% = 6ha) 240 dwellings	Subset of S-613, which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Former Butterfly World, Miriam Lane, Chiswell Green, St Albans CG-503 12.7ha (60% = 7.62ha) 305 dwellings	Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land to the rear of Oaklands College SM-507 13.4ha 348 dwellings	Planning permission has been granted for 348 dwellings on this site. This site is a subset of site SM-528, which has been considered in the above assessment. The site is not capable in isolation of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Napsbury Rural Estate – South LC-509 86.4ha (60% = 51.84ha) 2074 dwellings	Subset of LC-621, which has been considered in the above assessment.
Former Radlett Aerodrome PS-512 119.3ha (60% = 71.58ha) 2864 dwellings	Subset of site PS-607, which has been considered in the above assessment.
Land to the east of Napsbury Lane SA-514 13.9ha (60% = 8.34ha) 334 dwellings	Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Land on the west side of House Lane, Jersey Farm, St Albans S-526 10.1ha (60% = 6.06ha) 242.4 dwellings	Subset of site S-613, which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.
Oaklands College, Smallford SM-528 143.1ha (60% = 85.86ha) 3435 dwellings SADC estimate: 1000 dwellings	Subset of site SM-626, which has been considered in the above assessment.
Harper Green Garden Village LC-539 140.7ha (60% = 84.42ha) 3377 dwellings	Subset of site LC-622, which has been considered in the above assessment. The site straddles the boundary of St Albans District with Hertsmere Borough. The portion of site within St Albans District is not of a strategic scale, particularly given the existing uses. The site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land and therefore does not meet threshold for this assessment. The site is to be considered further in liaison with Hertsmere BC as appropriate.
Land at Harperbury Hospital, Harper	Subset of site LC-622, which has been considered in the above assessment. In isolation the site is not capable of

<p>Lane, Shenley LC-540 10.9ha (60% = 6.54ha) 262 dwellings</p>	<p>accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.</p>
<p>Land Adjacent All Saints Pastoral Centre and Barley Mow Farm LC-546 28ha (60% = 16.8ha) 672 dwellings</p>	<p>Subset of LC-621, which has been considered in the above assessment.</p>
<p>Parcel A & Parcel B HSBC Training and Management Centre, Smug Oak Lane BW-553 12ha (60% = 7.2ha) 288 dwellings</p>	<p>Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land. Parcel B overlaps BW-556, which has been considered in the above assessment.</p>
<p>Land West of Redbourn, adjacent to Stephens Way R-571 13ha (60% = 7.8ha) 312 dwellings</p>	<p>Site not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.</p>
<p>East and West Parcels Land north of Hemel Hempstead Road (B487) OS-576 35.4ha (60% = 21.24ha) 850 dwellings</p>	<p>Subset of OS-602, which has been considered in the above assessment.</p>
<p>Land at Ambrose Lane H-579 11.4ha (60% = 6.84ha) 274 dwellings</p>	<p>Subset of OS-595, which has been considered in the above assessment.</p>
<p>Land south of Wheathampstead Road H-586 13.1ha (60% = 7.86ha) 315 dwellings</p>	<p>Subset of site H-611, which has been considered in the above assessment. In isolation the site is not capable of accommodating residential development of a minimum of circa 500 dwellings or 14 hectares of developable land.</p>
<p>Land adjoining Tippendell Lane, Park Street PS-587 10.8ha (60% = 6.48ha) 260 dwellings</p>	<p>Subset of OS-624, which has been considered in the above assessment.</p>
<p>Rothamsted Research Core Site Russell/North Buildings and Hatching Green H-593 14ha (60% = 8.4ha) 336 dwellings</p>	<p>This is part of the wider Rothamsted Research site, which is an important asset within the District and which is being retained. Although the size is 14ha, this includes part of the core area of Rothamsted Research and the land for consideration is therefore smaller and falls below the thresholds of a minimum of circa 500 dwellings or 14 hectares of developable land.</p>

