Updated Helioslough Assessment of Capacity of SADC Red Sites

	unrestricted spraw		safeguarding the	To preserve the setting		Parcel	Assessed capacity from	T		Included in
	of large built-up	towns from	countryside from	and special character	settlement	Number	June 18 report (as	Total No. of		Strategic sites
Site	areas	merging	encroachment	of historic towns	pattern	from 2013	assessed by the Council	0	Colour rating	map?
400A-East Hemel Hempstead (North)	Limited or no	Partial	Significant	Limited or no	Partial				1 Green	Yes
400C-East Hemel Hempstead (South)	Limited or no	Partial	Partial	Limited or no	Limited or no				0 Green	Yes
561-Land at Chiswell Green	Limited or no	Partial	Significant	Partial	Significant				2 Green	Yes
583-Land at North East Harpenden	Significant	Partial	Significant	Significant	Significant				4 Green	Yes
595-Land at Northwest Harpenden	Significant	Partial	Significant	Significant	Significant				4 Green	Yes
605-North St Albans	Limited or no	Significant	Significant	Significant	Limited or no				3 Green	Yes
626-Oaklands College, Smallford	Limited or no	Significant	Significant	Limited or no	Significant				3 Green	Yes
621-Land West of London Colney	Limited or no	Partial	Partial	Partial	Significant				1 Green	Yes
400D-South East Hemel Hempstead	Limited or no	Partial	Partial	Limited or no	Limited or no				0 Amber	Yes
602-North Hemel Hempstead	Limited or no	Partial	Significant	Limited or no	Significant				2 Amber	Yes
607-Former Radlett Aerodrome	Limited or no	Partial	Significant	Significant	Significant				3 Amber	Yes
551-North East Redbourn	Significant	Limited or no	Partial	Significant	Significant				3 Amber	Yes
22-Land on the west side of Redbourn	Limited or no	Limited or no	Partial	Partial	Limited or no	GB18B	428	8	0 Red	Yes
87-Between the A4147 and the M10	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
95-North east of Redbourn	Significant	Limited or no	Partial	Significant	Significant				3 Red	Yes
123-BT Trial Site	Limited or no	Significant	Significant	Limited or no	Significant				3 Red	Yes
420B-Land at Noke Lane,	Limited or no	Partial	Significant	Partial	Significant				2 Red	Yes
420A/B-Land at Noke Lane,	Limited or no	Partial	Significant	Partial	Significant				2 Red	Yes
427-Aldwickbury Park Golf Club	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
428-Redbourn Golf Club	Significant	Limited or no	Partial	Significant	Significant				3 Red	Yes
444A/B-Land at Gaddesden Lane,	Limited or no	Limited or no	Partial	Partial	Limited or no	GB 18B	33	9	0 Red	Yes
450-Land south of Alban Park	Limited or no	Significant	Limited or no	Partial	Significant				2 Red	Yes
452-Land at Lye Lane	Limited or no	Partial	Limited or no	Limited or no	Significant	GB26	620	0	1 Red	Yes
454-Smallford Pit	Limited or no	Significant	Limited or no	Partial	Significant				2 Red	Yes
455-Land north west of Woodlands Farm	n Limited or no	Significant	Significant	Significant	Limited or no				3 Red	Yes
463-Land to the south of Drop Lane	Limited or no	Partial	Partial	Partial	Significant	GB27	504	4	1 Red	Yes
510-Napsbury Rural Estate	Limited or no	Partial	Partial	Partial	Significant	GB31	648	8	1 Red	Yes
604-Land West of Harpenden	Significant	Partial	Significant	Significant	Partial				3 Red	Yes
625-Land at Turner's Hall Farm	Significant	Partial	Significant	Significant	Partial				3 Red	Yes
608-Land to North of Redbourn	Limited or no	Limited or no	Partial	Partial	Limited or no	GB18B	79	6	0 Red	Yes
611-Land East of Harpenden	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
550-Land at The Blackbridge, Wheatham	p: Partial	Limited or no	Significant	Significant	Significant				3 Red	Yes
606-Carpenters Nursery and land to the		Significant	Significant	Significant	Significant				4 Red	Yes
513-Carpenter's Nursery, Sandridge	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
612-Land North of Sandridge	Limited or no	Partial	Significant	Limited or no	Significant				2 Red	Yes
613-Land North East of Jersey Farm	Limited or no	Significant	Significant	Limited or no	Significant				3 Red	Yes
580-Land at Nashes Farm Lane	Limited or no	Significant	Significant	Limited or no	Significant				3 Red	Yes
585-Land at Oak Farm, Coopers Green La		Significant	Significant	Limited or no	Significant				3 Red	Yes
614-Land at Smallford	Limited or no	Significant	Significant	Limited or no	Significant				3 Red	Yes
615-Land West of Sleapshyde	Limited or no	Significant	Limited or no	Partial	Significant				3 Red	Yes
522-Glinwell Nursery, Hatfield Road, St A		Significant	Limited or no	Partial	Significant				2 Red	Yes
549-Land South of A414, Colney Heath	Limited or no	Partial	Significant	Partial	Significant				2 Red	Yes
616-Land South of Colney Heath Lane	Limited or no	Partial	Partial	Limited or no	Limited or no	GB33	48		0 Red	Yes
581-Land South of Alban Way	Limited or no	Significant	Limited or no	Partial	Significant	0033	-00		2 Red	Yes
619-Land at Tyttenhanger	Limited or no	Partial	Partial	Limited or no	Limited or no	GB33	276		0 Red	Yes
618-Land to North East of London Colne		Partial	Significant	Partial	Significant	0055	270		2 Red	Yes
617-Land to east of A414	Limited or no	Partial	Significant	Partial	Significant				2 Red	Yes
			-		-	CD21	06			
620-Land South of London Colney 622-Land South of Harper Lane	Limited or no	Partial	Partial	Partial	Significant	GB31	964 394(1 Red 1 Red	Yes
	Limited or no	Partial	Partial	Partial	Significant	GB31	394	J	Red	Yes Yes
547-Moor Mill South, Bricket Wood	ini Limited or no	Dartial	Dartial	Dartial	Significant	CD17		c		
556-Former HSBC Management and Tra		Partial	Partial	Partial	Significant	GB27	810		1 Red	Yes
542-Moor Mill North, Park Street	Limited or no	Partial	Partial	Partial	Significant	GB27	1920		1 Red	Yes
548-Land Adjacent Tyttenhanger Quarry		Partial	Significant	Partial	Significant				2 Red	Yes
578-Land at Windridge Farm	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
603-Noke Lane Community Village	Limited or no	Partial	Significant	Partial	Significant				2 Red	Yes
609-Land North west of Redbourn	Significant	Limited or no	Partial	Significant	Significant				3 Red	Yes
610-Land East of Harpenden	Limited or no	Significant	Significant	Significant	Significant				4 Red	Yes
623-Land West of How Wood	Limited or no	Partial	Limited or no	Limited or no	Significant	GB26	533		1 Red	Yes
6.14 Lond Most of Dark Street	Limited or no	Partial	Partial	Limited or no	Significant	GB28	1280	U	1 Red	Yes
624-Land West of Park Street	2					TOTAL	1602			

Footnotes:

1. Updated table with duplicate sites removed

2. Yellow /Blue are the remaining 14 sites in land parcels scored with 0/1 significant impacts on the five green belt purposes, that have an estimated combined potential of 16,000 dwellings as noted in Para 3.11 of Helioslough Reg 19 representation

3. Blue is sites identified by SKM (unprompted) as suitable sub-sites

4. Under column G, the dark green site (620) is within Parcel 31, which was found to contain a large suitable location in the SKM report, but SADC has only retained a small section (site 621) within the draft West of London Colney broad location 5. Final notes column lists environmental / conservation designations within the SKM land parcel containing the site. In most cases, the sites fall outside of these designations

6. Sites 542 and 620 are included within the proposed SRFI Country Park (Areas 5 and 8 respectively). If these are not brought forward, the overall estimated capacity of sites in land parcels scored with 0/1 significant impacts on the five green belt purposes is 13, 143

Notes
Potters Crouch Conservation Area
Harpenden, Gustard Wood and Mackerye End Conservation Area
Harpenden, Gustard Wood and Mackerye End Conservation Area
London Colney Conservation Area
Sopwell Conservation area
Harpenden and Redbourn Conservation Areas.
Redbourn Conservation Area St Albans and Potters crouch Conservation Areas
Harpenden and Redbourn Conservation Areas
Potters Crouch Conservation Area.
Potters Crouch Conservation Area.
Sandridge and Amwell Conservation Areas
Harpenden and Redbourn Conservation Area Redbourn Conservation Area
Sleapshyde Conservation Area
Sleapshyde Conservation Area
Childwickbury and Shafford Mill Conservation Areas.
Old Bricket Wood Conservation Area
London Colney Conservation Area
Within the Chilterns AONB and Markyate Conservation Area Within the Chilterns AONB
Redbourn Conservation Area
Sandridge and Amwell Conservation Areas
Welwyn Conservation Area
Sandridge and Amwell Conservation Areas
Sandridge and Amwell Conservation Areas
Sleapshyde Conservation Area
Sleapshyde Conservation Area
London Colney and Sleapshyde conservation areas
Sleapshyde Conservation Area
London Colney and Sloonsbyde concernation
London Colney and Sleapshyde conservation London Colney and Sleapshyde conservation
London Colney Conservation Area
London Colney Conservation Area
Five tier assessment missing/Old Bricket Wood Conservation Are
Old Bricket Wood Conservation Area.
Old Bricket Wood Conservation Area
London Colney and Sleapshyde conservation areas St Albans Conservation Area
Potters Crouch Conservation Area
Harpenden and Redbourn Conservation Areas
The parcel includes Sandridge and Amwell Conservation Areas