

# Appendix: Proforma Assessment of Existing Traveller Sites and Sites Put Forward in the Call for Sites 2024

List of Proforma Assessments of Sites contained within this document:

	Site Name	Site Reference	HELAA Reference	Site Address
<u>Existing Traveller Sites:</u>				
1.	<u>Ardens Rise</u>	GT-AR-25	N/A	Ardens Rise, House Lane, St Albans AL4 9HE
2.	<u>Chiswell Green Lane</u>	GT-CG-25	N/A	Land Adjoining 73 Chiswell Green Lane, St Albans AL2 3AL
3.	<u>Meadowside</u>	GT-MS-25	N/A	Meadowside, North Orbital Road, Chiswell Green, St Albans AL2 2DP
4.	<u>Land Adjacent The Mill House</u>	GT-MH-25	N/A	Mill House Yard, Coursers Road, Colney Heath, St Albans AL4 0PB
5.	<u>Nuckies Farm</u>	GT-NF-25	N/A	Nuckies Farm, Coursers Road, Colney Heath, St Albans AL4 0PA
6.	<u>Tullochside</u>	GT-TS-25	N/A	Tullochside, Hemel Hempstead Road, Redbourn AL3 7AJ
7.	<u>Park Street / Watling Street</u>	GT-WS-25	N/A	Caravan site, Watling Street, Park Street, St Albans AL2 2PZ
8.	<u>8 a. Woodview Lodge</u>	GT-WL-25	N/A	Woodview Lodge, Lye Lane, Bricket Wood, St Albans AL2 3TW
	<u>8 b. Land Rear of Hoofprints</u>	GT-HP-25	N/A	Land at rear of Hoofprints Cottage, Lye Lane, Bricket Wood, St Albans AL2 3TW
9.	<u>The Meadows</u>	GT-TM-25	R-17-18 (part)	The Meadows, Hemel Hempstead Road, Redbourn AL3 7AQ
10.	<u>The Paddocks</u>	GT-TP-25	N/A	The Paddocks, Colney Heath Lane, St Albans AL4 0RT
11.	<u>Noke Lane</u>	GT-NL-25	N/A	Noke Lane, Noke Nurseries, Noke Lane, St Albans AL2 3NY
12.	<u>Barley Mow</u>	GT-BM-25	N/A	Barley Mow Caravan Site, Barley Mow Lane, St Albans AL4 0RP
13.	<u>Little Orchard</u>	GT-LO-25	N/A	Little Orchard, Barley Mow Lane, St Albans AL4 0RR
14.	<u>Ver Meadows</u>	GT-VM-25	R-18-21	Ver Meadows Caravan Site, Redbourn Bypass, Redbourn AL3 7RQ
<u>Sites submitted in the Traveller Call for Sites 2024 (New sites only):</u>				
15.	<u>Luton Lane</u>	GT-LU-25	R-16-21	Land South East of Luton Lane, Redbourn AL3 7PY
16.	<u>North Cottages</u>	GT-NC-25	LC-07-18	Land to rear of 28 to 34 North Cottages, Napsbury, St Albans AL2 1AW

**List of Summary Boxes of Traveller Call for Sites 2024 Submissions contained within this document:**

	<b>Site Name</b>	<b>Site Reference</b>	<b>HELAA Reference</b>	<b>Site Address</b>
a.	<u>Ardens Rise</u>	GT-AR-25	N/A	Ardens Rise, House Lane, St Albans AL4 9HE
b.	<u>Chiswell Green Lane</u>	GT-CG-25	N/A	Land Adjoining 73 Chiswell Green Lane, St Albans AL2 3AL
c.	<u>Meadowside</u>	GT-MS-25	N/A	Meadowside, North Orbital Road, Chiswell Green, St Albans AL2 2DP
d.	<u>Land Adjacent The Mill House</u>	GT-MH-25	N/A	Mill House Yard, Coursers Road, Colney Heath, St Albans AL4 0PB
e.	<u>Nuckies Farm</u>	GT-NF-25	N/A	Nuckies Farm, Coursers Road, Colney Heath, St Albans AL4 0PA
f.	<u>Tullochside</u>	GT-TS-25	N/A	Tullochside, Hemel Hempstead Road, Redbourn AL3 7AJ
g.	<u>Park Street / Watling Street</u>	GT-WS-25	N/A	Caravan site, Watling Street, Park Street, St Albans AL2 2PZ
h.	<u>Luton Lane</u>	GT-LU-25	R-16-21	Land South East of Luton Lane, Redbourn AL3 7PY
i.	<u>North Cottages</u>	GT-NC-25	LC-07-18	Land to rear of 28 to 34 North Cottages, Napsbury, St Albans AL2 1AW

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## 1. Ardens Rise

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-AR-25	N/A	Ardens Rise, House Lane, St Albans and adjoining property known as Woodstock Lodge AL4 9HE	Sandridge	0.6	14 private pitches

### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located to the north east of St Albans, with House Lane located to the south west of the site. There is residential development to the west side, a strip of woodland to the south west, and agricultural land to the north, south and east.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/2019/2463 - Change of use of land to use as residential caravan site for five gypsy families with one static caravan/mobile home each and laying of hardstanding (retrospective) Allowed on Appeal – Appeal Decision – 17/10/2022		
5/2023/1479 – Change of use of land to use as a residential caravan site for 8 gypsy families each with one static caravan/ mobile home and other associated works (retrospective) – Conditional Permission - 01/03/2024		
<b>Suitability of Location</b>		
<b>Major Policy and Environmental Constraints:</b> Functional Floodplain (or climate change floodplain) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Heritage Asset or its setting <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ancient Woodland <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Other Key Constraints:</b> The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 400 metres Green Belt Study settlement buffer.  The site size, landscape and topography of the area would not preclude additional pitches.		
<b>Accessibility:</b> The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The site is in reasonable proximity to the strategic road network at the A1(M) and the A414, and there is availability of local services in the adjacent urban area in St Albans.		
<b>Potential for Regularisation of Pitches at the Existing Site</b>		
The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.		
<b>Potential for Intensification of Existing Site</b>		
Area containing existing Gypsy Traveller uses: c.6,000m <sup>2</sup> No. of 320m <sup>2</sup> pitches that could fit in this area: 18		
<b>Potential for Expansion of Existing Site</b>		
Planning application ownership records indicate that the owners of the existing Gypsy Traveller site also own an open area to the rear of the site; with a total ownership of c.1.6ha.  An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.		

<b>Qualitative Assessment</b>
The site currently contains 14 private Gypsy and Traveller pitches. There is space within the site and wider site ownership for additional pitches, subject to landowner confirmation and full consideration of impacts.  The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 400 metres Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and services and the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above and the Call for Sites submission, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.

**Intensification:** This assessment indicates that there is a reasonable prospect that the existing site can accommodate the following number of additional pitches through intensification:

- 4 additional pitches, to total 18 pitches at the existing site.

**Expansion:** This assessment indicates that there is a reasonable prospect that the site can accommodate a number of additional pitches through expansion on land in the same ownership:

- 21 additional pitches, to total 35 pitches at the site.

N.B. The adjacent land under the same ownership has the space to provide for more pitches. However, for the purposes of this assessment, whether through intensification or expansion or a mixture of both, a limit of 35 is applied for the overall total number of pitches at the site, due to estimations of likely future growth need from this site and consideration of relevant parts of the PPTS.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



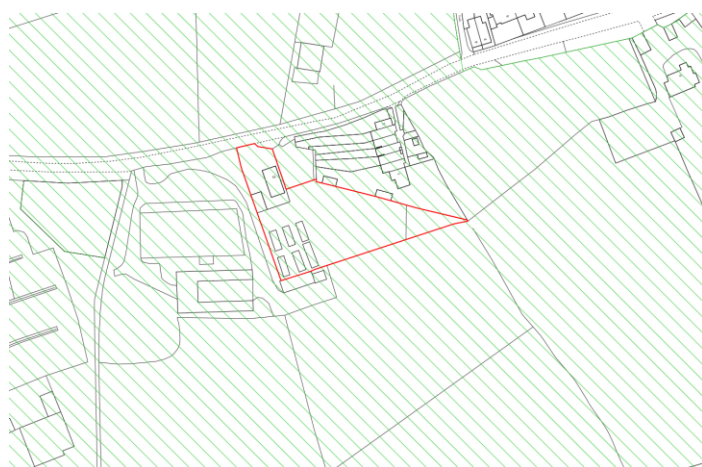
## 2. Chiswell Green Lane

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-CG-25	N/A	Land Adjoining 73 Chiswell Green Lane, St Albans AL2 3AL	St Stephen	0.25	1 private pitch and 2 unauthorised pitches

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The site is located to the west of Chiswell Green, on the south side of Chiswell Green Lane. There is an existing authorised site comprising 1 private pitch to the western part of the site, apparently under the same ownership as the eastern part. The ORS GTAA report notes 2 unauthorised private pitches on the eastern part of the site, which was also the land put forward under the 2024 Call for Sites.

There is a terrace of residential properties to the north east side, and large sites with Outline permission for large-scale major housing development to the south and north sides.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

The expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

<b>Relevant Planning History</b>											
5/2016/1193 - Partial change of use of land for the stationing of caravans for residential purposes, redesign of existing caravan site for the stationing of caravans for residential purposes and three mobile home pitches with ancillary utility/dayrooms and associated hardstanding and landscaping Refused 13/06/2016 - Not Appealed											
<b>Suitability of Location</b>											
<p><b>Major Policy and Environmental Constraints:</b></p> <table border="0"> <tr> <td>Functional Floodplain (or climate change floodplain)</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Heritage Asset or its setting</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> <tr> <td>Ancient Woodland</td> <td><input type="checkbox"/> Yes</td> <td><input checked="" type="checkbox"/> No</td> </tr> </table> <p><b>Other Key Constraints:</b>  The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 250 metres Green Belt Study settlement buffer.</p> <p>The site size, landscape and topography of the area would not preclude additional pitches.</p> <p><b>Accessibility:</b>  The site is adjacent to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy. The site is in reasonable proximity to the strategic road network at the A405 and the M25, and there is availability of local services in the adjacent urban area of Chiswell Green.</p>			Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No									
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No									
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No									
<b>Potential for Regularisation of Pitches at the Existing Site</b>											
The GTAA 2024 identified that the site contains 2 unauthorised pitches.											
<b>Potential for Intensification of Existing Site</b>											
Area containing existing Gypsy Traveller uses: c.2,500m <sup>2</sup> (including site put forward in the Call for Sites which the ORS GTAA identified as containing 2 unauthorised pitches, plus the adjacent site to the west which the ORS GTAA identified as containing 1 authorised pitch). No. of 320m <sup>2</sup> pitches that could fit in this area: 7											
<b>Potential for Expansion of Existing Site</b>											
Planning application ownership records indicate that the owners of the existing authorised Traveller site in the west part of the site also own the east part of the site.  The existing expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.											

<b>Qualitative Assessment</b>
There is an existing authorised Traveller site comprising 1 private pitch to the western part of the wider site, apparently under the same ownership as the eastern part. The ORS GTAA report notes 2 unauthorised private pitches on the eastern part of the site, which was also the land put forward under the 2024 Call for Sites.

The site is in relatively close proximity to Chiswell Green, a Tier 5 Settlement in the Settlement Hierarchy and it is noted that with the recent grants of Outline permission for large scale major residential development on adjacent sites, there is likely to be residential uses to all sides.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 250 metres Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above and the Call for Sites submission, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.

**Regularisation / Intensification:** This assessment indicates that there is a reasonable prospect that the existing site can accommodate the following number of additional pitches through regularisation of the existing pitches plus intensification:

- Regularisation of 2 of the existing pitches plus 4 additional pitches, to total 7 pitches at the wider site.

**Expansion:** This assessment indicates that there is not a reasonable prospect that the site can accommodate additional pitches through expansion on land in the same ownership, beyond the existing site (which includes the unauthorised pitches on the east part of the site).

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



### 3. Meadowside

#### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-MS-25	N/A	Meadowside, North Orbital Road, Chiswell Green, St Albans AL2 2DP	St Stephen	0.19	4 private pitches

#### Location of Existing Traveller Site

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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#### Description of Site

The site is located between Chiswell Green and How Wood, to the east of the A405 North Orbital Road. It is an existing Traveller site comprising 4 private pitches. The ORS GTAA notes that they are 'Tolerated' sites. There are residential properties to the east side. There is Outline permission for housing development to the north and south sides. The site boundaries are well-treed, including TPO trees to the north side.

#### Deliverability Assessment

##### SADC Traveller Call for Sites 2024

The site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

##### Relevant Planning History

5/2008/1186 - Change of use for the stationing of three mobile homes and three touring caravans for gypsies with hardstanding ancillary to that use  
Refused 18/08/2008 - Not Appealed

(Neighbouring site which includes the land to the north and south):  
5/2021/2730 - Outline application (access only) - Construction of up to 30 dwellings with garages and associated parking, landscaping and access works  
Conditional Permission 21/06/2022

5/2023/2443 - Submission of Reserved Matters (appearance, landscaping, layout, scale) for outline permission 5/2021/2730 dated 21/06/2022  
Conditional Permission 26/04/2024

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

#### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 250 metres Green Belt Study settlement buffer.

The site boundaries are well-treed, including TPO trees to the north side. The A405 North Orbital Road lies to the west boundary.

The site size, landscape and topography of the area would not preclude additional pitches.

#### Accessibility:

The site is adjacent to Chiswell Green and How Wood, Tier 5 Settlements in the Settlement Hierarchy. The site is in close proximity to the strategic road network at the A405, A414 and M25, and there is availability of local services in the adjacent urban areas of How Wood and Chiswell Green.

### Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains 4 unauthorised tolerated pitches.

### Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.1,850m<sup>2</sup>  
No. of 320m<sup>2</sup> pitches that could fit in this area: 5

### Potential for Expansion of Existing Site

Planning application ownership records indicate that the owners of the existing Traveller site do not own adjacent land.

The site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

## Qualitative Assessment

The site currently contains 4 private Gypsy and Traveller pitches, which the ORS GTAA report notes are tolerated pitches. There is space within the site for an additional 1no. 320m<sup>2</sup> pitch through intensification, to total 5 pitches at the site.

The site is located between Chiswell Green and How Wood, both Tier 5 Settlements in the Settlement Hierarchy, and it is noted that with the recent grants of Outline and Reserved Matters permission for residential development on adjacent sites, there is likely to be residential use to 3 sides in the near future.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 250 metres Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above and the Call for Sites submission, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.

**Regularisation / Intensification:** This assessment indicates that there is a reasonable prospect that the existing site can accommodate the following number of additional pitches through regularisation of the existing pitches plus intensification:

- Regularisation of the 4 existing pitches and 1 additional pitch, to total 5 pitches at the site

**Expansion:** This assessment indicates that there is not a reasonable prospect that the site can accommodate additional pitches through expansion on land in the same ownership.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

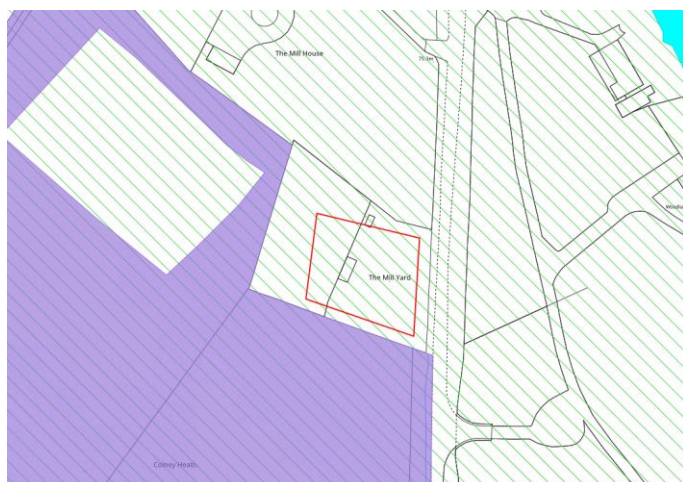
#### 4. Land Adjacent The Mill House

##### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-MH-25	N/A	Mill House Yard, Coursers Road, Colney Heath, St Albans AL4 0PB	Colney Heath	0.18	4 Private Pitches

##### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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##### Description of Site

The site is located to the south of Colney Heath, on the west side of Coursers Road. It lies to the south of the Grade II Listed Mill at Mill House, and The Warren open space and Local Wildlife Site lies to the west and south. To the east lies Frederick's Wood, a Local Wildlife Site with woodland that is believed to be ancient.

##### Deliverability Assessment

##### SADC Traveller Call for Sites 2024

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

##### Relevant Planning History



5/2020/1124 - Change of use of land to residential for gypsy traveller families and stationing of four static and four touring caravans with associated hardstanding, parking and related plant and infrastructure

Allowed on Appeal – Appeal Decision – 03/02/2023

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain) ☐ Yes ☒ No

Heritage Asset or its setting ☐ Yes ☒ No

Ancient Woodland ☐ Yes ☒ No

#### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not within a Green Belt Study settlement buffer.

The site lies to the south of the Grade II Listed Mill at Mill House, and The Warren open space and Local Wildlife Site lies to the west and south. To the east lies Frederick's Wood, a Local Wildlife Site with woodland that is believed to be ancient; the site is on the historic former common of Colney Heath; and from the 2023 appeal decision it is understood that there may be ecological and landscape enhancement and management considerations on the wider site within the same ownership.

The site size, landscape and topography of the area would not preclude additional pitches.

#### Accessibility:

The site is in reasonable proximity to the strategic road network at the M25, A1(M) and A414. However, there is relatively poor availability of local services in the nearby area.

### Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

### Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.1,800m<sup>2</sup>

No. of 320m<sup>2</sup> pitches that could fit in this area: 5

### Potential for Expansion of Existing Site

Planning application ownership records indicate that the owners of the existing Gypsy Traveller site also own adjacent land, up to 0.4ha.

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

### Qualitative Assessment

The site currently contains 4 private Gypsy and Traveller pitches. It is considered likely that there is space available for pitches within the wider 0.4ha site under the same ownership.

The site is within the open Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site has poor access to community facilities and services but reasonable access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above and the Call for Sites submission, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.

**Intensification:** This assessment indicates that there is no reasonable prospect that the existing site can accommodate additional pitches through intensification.

**Expansion:** This assessment indicates that there is a reasonable prospect that the site can accommodate the following number of additional pitches through expansion on land in the same ownership:

- 8 additional pitches, to total 12 pitches at the site.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



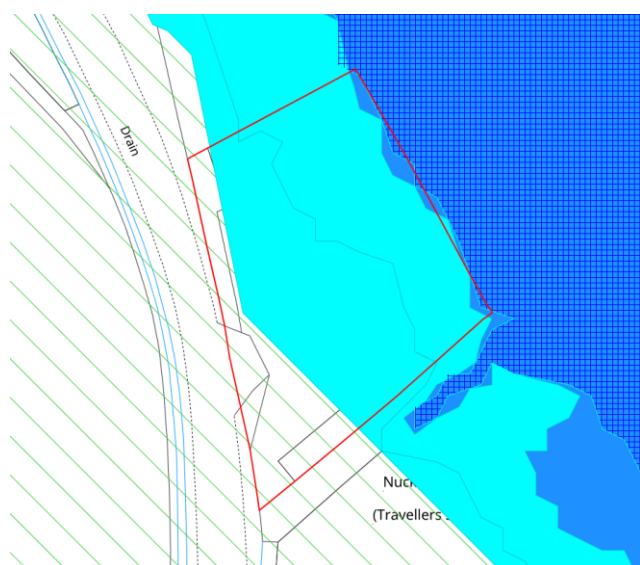
## 5. Nuckies Farm

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-NF-25	N/A	Nuckies Farm, Coursers Road, Colney Heath, St Albans AL4 0PA	Colney Heath	0.24	3 private pitches

### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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### Description of Site

The 3 existing Gypsy Traveller pitches are located in a 0.28ha area in the south west of a wider site which was put forward in the 2024 call for sites. See relevant summary box at the end of this document for further details. The site is located in a mostly open setting to the south of Colney Heath, and on the east side of Coursers Road. It lies to the west of the River Colne, mostly within Flood Zone 2, with eastern parts of the wider site within Flood Zone 3 and a Local Wildlife Site.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/2018/0048 - Retention of use of land as a residential Gypsy caravan site, including the stationing of six caravans of which no more than three are static caravans/mobile homes, associated hardstanding - Allowed on Appeal – Appeal Decision – 15/11/2019 (5 years temporary permission – expired 15 November 2024)

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

#### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not within a Green Belt Study settlement buffer.

The site lies to the west of the River Colne, mostly within Flood Zone 2, with eastern parts of the wider site within Flood Zone 3 and a Local Wildlife Site. The significant flooding constraint is likely to preclude additional pitches through expansion.

#### Accessibility:

The site is in reasonable proximity to the strategic road network at the M25, A1(M) and A414. However, there is relatively poor availability of local services in the nearby area.

### Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains 3 temporary pitches.

### Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.2,400m<sup>2</sup>  
No. of 320m<sup>2</sup> pitches that could fit in this area: 7

### Potential for Expansion of Existing Site

Planning application ownership records indicate that the owners of the existing Gypsy Traveller site also own the adjacent area to the rear of the site; with a total ownership of c.1.04ha.

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

### Qualitative Assessment

The site currently contains 3 private Gypsy and Traveller pitches, granted temporary permission which expired 15 November 2024.

The site is within the open Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer. The site has poor access to community facilities and services but reasonable access to the transport network.

There are significant flooding constraints at the site that may preclude additional pitches at the site through expansion.

## Conclusion

Taking account of the above and the Call for Sites submission, it is not considered that there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041 through intensification or expansion, due to the flooding constraints at the site.

However, it is noted that the Appeal Decision which granted temporary permission found the proposal to be acceptable in relation to flood risk, concluding on this matter as follows:

*22. I conclude that there is nothing before me to indicate that the land on which the caravans would be sited has a recent history of flooding, or that the flood levels given in the FRA are inaccurate.*

*23. As such, I conclude that the development would not be contrary to Policy 84 of the Local Plan which is concerned with flooding and river catchment management, or the provisions of Section 14 of the Framework.*

Therefore, it is considered reasonable to assume that there is a reasonable prospect of the retention of the existing 3 pitches at the site, to contribute to meeting need.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

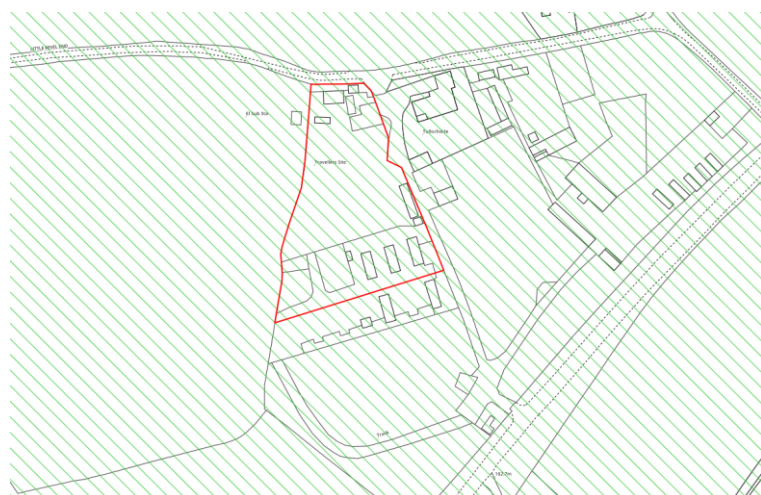
## 6. Tullochside

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller Use
GT-TS-25	N/A	Tullochside, Hemel Hempstead Road, Redbourn AL3 7AJ	Redbourn	0.5	17 private pitches

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The site is located in a mostly open setting between Redbourn and Hemel Hempstead, on the north side of Hemel Hempstead Road (B487). To all sides there is land in agricultural use, along with some residential properties to the south and east.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/2018/2725 - Change of use of land to residential caravan site for up to 10 caravans, new hardstanding and boundary fence

Allowed on Appeal - Appeal Decision – 31/03/2020

Suitability of Location		
<b>Major Policy and Environmental Constraints:</b>		
Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Other Key Constraints:</b>		
The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not within a Green Belt Study settlement buffer.		
The site size, landscape and topography of the area would not preclude additional pitches.		
<b>Accessibility:</b>		
The site is in reasonable proximity to the strategic road network at the M1. However, there is relatively poor availability of local services in the nearby area.		
Potential for Regularisation of Pitches at the Existing Site		
The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.		
Potential for Intensification of Existing Site		
Area containing existing Gypsy Traveller uses: c.5,000m <sup>2</sup> No. of 320m <sup>2</sup> pitches that could fit in this area: 15		
Potential for Expansion of Existing Site		
Planning application ownership records indicate that the owners of the existing Gypsy Traveller site also own significant area of adjacent land.		
An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.		

Qualitative Assessment
<p>The site currently contains 17 private Gypsy and Traveller pitches. There is likely to be c.0.5ha to the south of the existing site which has the potential space for additional pitches, and there is also a significant amount of adjacent land in the same ownership that has space.</p> <p>The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.</p> <p>The site has poor access to community facilities and services but reasonable access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.</p>

Conclusion
<p>Taking account of the above and the Call for Sites submission, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.</p> <p><b>Intensification:</b> This assessment indicates that there is not a reasonable prospect that the existing lawful site can accommodate the additional pitches through intensification:</p>

**Expansion:** This assessment indicates that there is a reasonable prospect that the site can accommodate the following number of additional pitches through expansion on land in the same ownership:

- 18 additional pitches, to total 35 pitches at the site.

N.B. The adjacent land under the same ownership has the space to provide for more pitches. However, for the purposes of this assessment, a limit of 35 is applied for the overall total number of pitches at the site, due to estimations of likely future growth need from this site and consideration of relevant parts of the PPTS.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



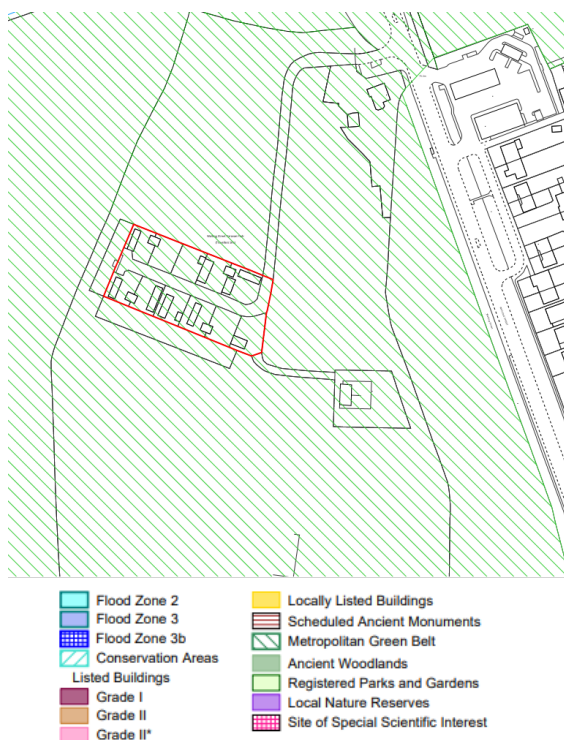
## 7. Park Street / Watling Street

### Site Assessment Proforma Sheet

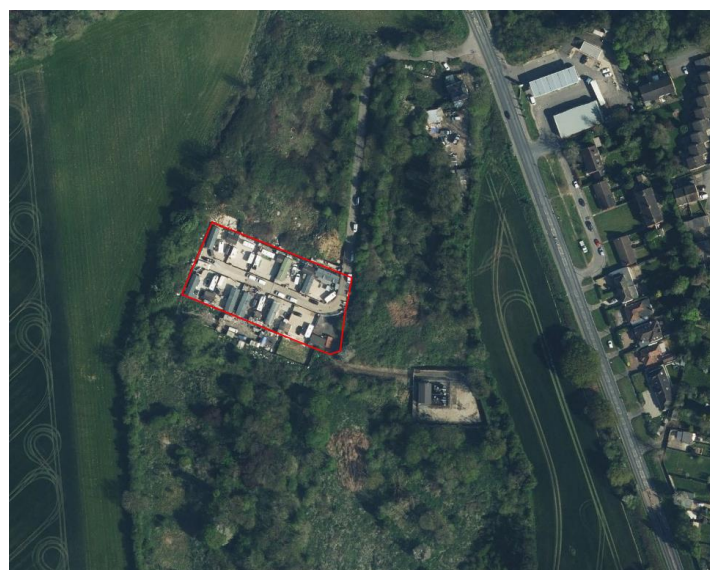
Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-WS-25	N/A	Caravan site, Watling Street, Park Street, St Albans AL2 2PZ	St Stephen	0.35	11 public pitches

### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located to the west of Park Street, and to the south of the Park Street roundabout. The existing Gypsy Traveller site is public. There is a mix of agricultural uses and vegetated land adjacent, including some mature tree vegetation. There is a residential area to the east side of Watling Street.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

An extension to the existing site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/1990/1009 – Upgrading and extension to existing caravan site – Deemed Consent 17/09/1990

#### Suitability of Location

**Major Policy and Environmental Constraints:**

Functional Floodplain (or climate change floodplain)

☐ Yes☒ No

Heritage Asset or its setting

☐ Yes☒ No

Ancient Woodland

☐ Yes☒ No**Other Key Constraints:**

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but is within the 250 metres Green Belt Study settlement buffer.

Some mature trees on land adjacent to the site.

The site size, landscape and topography of the area would not preclude additional pitches.

**Accessibility:**

The site is adjacent to Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The site is in close proximity to the strategic road network at the A414 and A405, and there is some availability of local services nearby in Park Street.

**Potential for Regularisation of Pitches at the Existing Site**

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

**Potential for Intensification of Existing Site**

Area containing existing Gypsy Traveller uses: c.3,540m<sup>2</sup>

No. of 320m<sup>2</sup> pitches that could fit in this area: 11

**Potential for Expansion of Existing Site**

Records indicate that the existing Gypsy Traveller site and adjacent land is in public ownership.

An expansion to the existing site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

**Qualitative Assessment**

The existing Gypsy Traveller site currently contains 11 public pitches. The site put forward by a third party has the potential space for additional pitches, but it is noted that it is within public ownership.

The site is located to the west of Park Street, a Tier 5 Settlement in the Settlement Hierarchy. The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is located within a Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

**Conclusion**

Taking account of the above, spatially the site put forward by a third party has space for additional pitches, but it is noted that it is within public ownership.

The Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence Paper: Addendum' notes that the Council seeks to meet the identified need for additional pitches at public sites through the two specific allocations identified in Policy HOU6, i.e. at East Hemel Central and East Hemel South Broad Locations.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

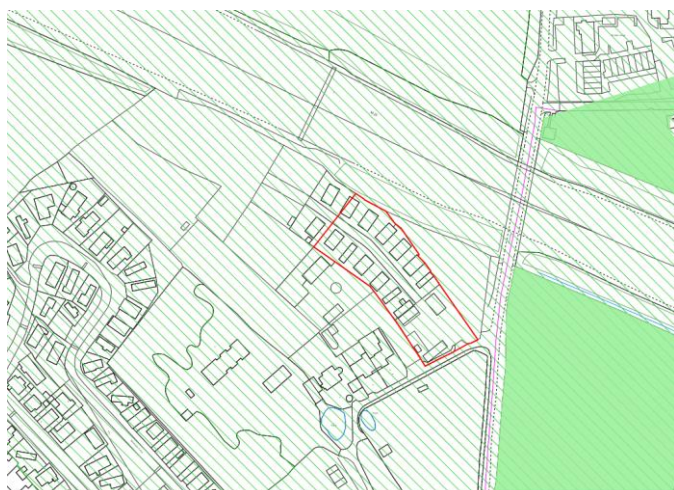
## 8.a Woodview Lodge

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-WL-25	N/A	Woodview Lodge, Lye Lane, Bricket Wood, St Albans AL2 3TW	St Stephen	0.37	15 private pitches

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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N.B. The red line boundary above reflects that in the Site Location Plan for application 5/2020/1121, which is the most recent to have been granted planning permission (at appeal) at this site.



## 8.b Land Rear of Hoofprints

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-HP-25	N/A	Land at rear of Hoofprints Cottage, Lye Lane, Bricket Wood, St Albans AL2 3TW	St Stephen	0.14	1 private pitch

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The two sites Woodview Lodge and Land Rear of Hoofprints are directly adjacent to each other, and effectively form one traveller site consisting of 16 private pitches. The site is located to the north east of Bricket Wood, directly to the south of the M25. There is vacant land to the north west side and there are residential uses to the south west side. Blackgreen Wood, which is designated as an Ancient Woodland, is located beyond Lye Lane to the east.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

Woodview Lodge:

5/2020/1121 - Change of use of land to extend existing residential gypsy caravan site to accommodate an additional four caravans (to total 15 caravans on site) (retrospective)  
Allowed on Appeal – Appeal Decision – 06/04/2023

N.B There were two applications for an additional 8 pitches either Withdrawn or made Invalid in 2024; albeit the ORS Report identified 9 unauthorised pitches at the wider site.

Land Rear of Hoofprints:

5/2021/0682 - Deemed application on appeal against an Enforcement Notice - Change of use of the land to the rear of Hoofprints cottage for the stationing of a mobile home  
Allowed on Appeal - Appeal Decision – 08/03/2022 (3 years temporary permission – expires 08/03/2025)

5/2025/0139 - Variation of Conditions 1 & 2 (site occupation) and 3 (number of permitted caravans) of appeal decision APP/B1930/C/21/3269059 dated 08/03/2022 against enforcement notice numbered 5/2021/0682 for Change of use of the land to the rear of Hoofprints cottage for the stationing of a mobile home - Pending

**Suitability of Location**

**Major Policy and Environmental Constraints:**

Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Other Key Constraints:**

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is at the edge and partially within a 250 metres Green Belt Study settlement buffer.

Blackgreen Wood, which is designated as an Ancient Woodland, is located beyond Lye Lane to the east. The M25 motorway cutting lies directly along the north east boundary of the site.

The site size, landscape and topography of the area would not preclude additional pitches.

**Accessibility:**

The site is in close proximity to the strategic road network at the A405 and M25, and there is some availability of local services relatively nearby in Bricket Wood.

**Potential for Regularisation of Pitches at the Existing Site**

The GTAA 2024 identified that the site contains 9 unauthorised pitches (at Woodview Lodge) and 1 temporary pitch (at Land Rear of Hoofprints).

**Potential for Intensification of Existing Site**

Area containing existing Gypsy Traveller uses: c.5,100m<sup>2</sup> (comprising c.3,700m<sup>2</sup> at Woodview Lodge plus c.1,400m<sup>2</sup> at Land Rear of Hoofprints)  
No. of 320m<sup>2</sup> pitches that could fit in this area: 15



N.B. There were two applications for an additional 8 pitches either Withdrawn or made Invalid in 2024 in the wider site including land put forward in the 2024 Call for Sites submission; albeit the ORS Report identified 9 unauthorised pitches at the site.

### Potential for Expansion of Existing Site

Planning application ownership records indicate that the owners of the existing Gypsy Traveller site own adjacent land, including land put forward under the Call for Sites 2024.

An expanded site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

### Qualitative Assessment

The two sites Woodview Lodge and Land Rear of Hoofprints are directly adjacent to each other, and effectively form one traveller site consisting of 16 private pitches. The land to the north west side has the potential space for additional pitches.

The site is located to the north east of Bricket Wood, a Tier 5 Settlement in the Settlement Hierarchy. The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is partially located within a Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

### Conclusion

Taking account of the above, there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041.

**Regularisation:** This assessment indicates that there is a reasonable prospect that the site can accommodate the following number of pitches through regularisation of existing pitches at the site:

- 10 pitches

**Intensification:** This assessment indicates that there is not a reasonable prospect that the existing site can accommodate additional pitches through intensification.

**Expansion:** This assessment indicates that there is a reasonable prospect that the site can accommodate the following number of additional pitches through expansion on land in the same ownership:

- 19 additional pitches, to total 35 pitches at the site.

N.B. The adjacent land under the same ownership has the space to provide for more pitches. However, for the purposes of this assessment, a limit of 35 is applied for the overall total number of pitches at the site, due to estimations of likely future growth need from this site and consideration of relevant parts of the PPTS.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

## 9. The Meadows

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-TM-25	R-17-18 (part)	The Meadows, Hemel Hempstead Road, Redbourn AL3 7AQ	Redbourn	0.57	1 private pitch

### Location of Existing Traveller Site

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- Listed Buildings
- Grade I
- Grade II
- Grade II\*
- Locally Listed Buildings
- Scheduled Ancient Monuments
- Metropolitan Green Belt
- Ancient Woodlands
- Registered Parks and Gardens
- Local Nature Reserves
- Site of Special Scientific Interest

Aerial of Site



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### Description of Site

The site is located between Redbourn and the Woodhall Farm area of Hemel Hempstead, with the Nickey Line pedestrian and cycle route located along the south east boundary of the site. The surrounding area is predominantly open but there is some residential development to the east and north sides, and a strip of woodland to the south east alongside the Nickey Line.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

N/A

#### Relevant Planning History

5/2012/3101 - Mobile Home for traveller/gypsy accommodation (retrospective) (resubmission following refusal of 5/2012/0708 dated 29/05/2012). Conditional Permission - 18/07/2013

Suitability of Location		
<b>Major Policy and Environmental Constraints:</b>		
Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<b>Other Key Constraints:</b>		
The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is not within a Green Belt Study settlement buffer.		
There is a strip of woodland to the south east alongside the Nickey Line.		
The site size, landscape and topography of the area would not preclude additional pitches.		
<b>Accessibility:</b>		
The site is in reasonably close proximity to the M1, but there is poor availability of local services nearby.		
Potential for Regularisation of Pitches at the Existing Site		
The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.		
Potential for Intensification of Existing Site		
Area containing existing Gypsy Traveller uses: c.5,700m <sup>2</sup>		
No. of 320m <sup>2</sup> pitches that could fit in this area: 17		
Potential for Expansion of Existing Site		
Planning application ownership records indicate that the owners of the existing Gypsy Traveller site also owned adjacent land to the north east at White House Farm.		

Qualitative Assessment
The site currently contains 1 private Gypsy and Traveller pitch, and there is a large 'garden' area that would have space for additional pitches.
The site is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.
The site has poor access to community facilities and services and reasonably good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

Conclusion
It is noted that the site was not put forward in the 2024 Call for Sites. Taking account of the above it is noted that the site has capacity to provide additional pitches (up to 17) through intensification to help meet the District's needs to 2041.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

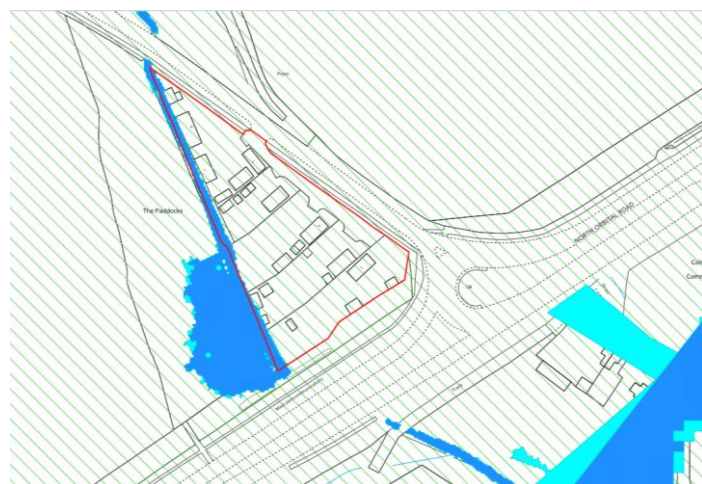
## 10. The Paddocks

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-TP-25	N/A	The Paddocks Colney Heath Lane, St Albans AL4 0RT	Colney Heath	0.65	9 private pitches

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The site is located at the junction of the A414 and Colney Heath Lane in an area of predominantly agricultural fields. There is mature tree vegetation to the west boundary beyond which lies Butterwick Brook, and beyond the A414 to the south east lies a residential area of Colney Heath.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

N/A

#### Relevant Planning History

5/1998/0568 - Additional mobile home, two additional touring vans, wall and gates  
Allowed on Appeal – 03/02/1999

#### Suitability of Location



**Major Policy and Environmental Constraints:**

Functional Floodplain (or climate change floodplain)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**Other Key Constraints:**

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is not within a Green Belt Study settlement buffer.

There is an area of Flood Zones 2 and 3 alongside Butterwick Brook along with a strip of woodland beyond the west boundary, and beyond the south east side lies the A414 dual carriageway.

The site size, landscape and topography of the area would not preclude additional pitches.

**Accessibility:**

The site is in close proximity to the strategic road network via the A414, but there is poor availability of local services nearby.

**Potential for Regularisation of Pitches at the Existing Site**

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

**Potential for Intensification of Existing Site**

Area containing existing Gypsy Traveller uses: c.6,500m<sup>2</sup>

No. of 320m<sup>2</sup> pitches that could fit in this area: 20

**Potential for Expansion of Existing Site**

Planning application ownership records indicate that the owners of the existing Gypsy Traveller site do not own adjacent land.

**Qualitative Assessment**

The site currently contains 9 private Gypsy and Traveller pitch.

The site is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site has poor access to community facilities and services and reasonably good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

**Conclusion**

It is noted that the site was not put forward in the 2024 Call for Sites. Taking account of the above it is noted that the site has capacity to provide additional pitches (up to 11) through intensification to help meet the District's needs to 2041.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

## 11.Noke Lane

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-NL-25	N/A	Noke Lane, Noke Nurseries, Noke Lane, St Albans AL2 3NY	St Stephen	0.8	4 plots for Travelling Showpeople

### Location of Existing Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The ORS GTAA identifies this site as a Travelling Showmen's yard that is tolerated for planning purposes (4 plots). The site is located to the south west of Chiswell Green, with predominantly open fields to the north and west and a business centre directly to the south.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

N/A

#### Relevant Planning History

5/1978/0058 - Mobile Home (erected 1973) - Conditional permission 22/02/1978  
5/1994/0173 - Retention of mobile home – Temporary permission granted 24/05/1994  
5/1998/1488 - Additional mobile home - Temporary permission granted 29/09/1998



5/1999/0852 - Retention of mobile home (renewal of planning permission 5/94/0173 dated 24/05/94) - Temporary permission granted 25/06/1999  
 5/2000/1975 - Additional mobile home (renewal of planning permission 5/98/1488 dated 29/09/1998) – Temporary permission granted 05/12/2000  
 5/2005/1871 - Additional mobile home (renewal of planning permission 5/00/1975 dated 5/12/00) Temporary permission granted 24/10/2005, expired 24/10/2010

## Suitability of Location

### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report but it is within a 250m Green Belt Study settlement buffer.

The site size, landscape and topography of the area would not preclude additional pitches.

### Accessibility:

The site is in close proximity to the strategic road network via the A405 and M25, and there is reasonable availability of local services nearby.

## Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains 4 tolerated plots for Travelling Showpeople.

## Potential for Intensification of Existing Site

Records indicate that the owners of the area subject of the previous permissions for plots for Travelling Showpeople (see Planning History section above) also own the adjacent land to the north, totalling c.7,960m<sup>2</sup> in area; and aerial photography indicates that this wider area forms the existing use as a travelling showpersons yard.

Area containing existing Travelling Showpeople uses: c.7,960m<sup>2</sup>  
 No. of 720m<sup>2</sup> plots that could fit in this area: 11

## Potential for Expansion of Existing Site

Records indicate that the owners of the area subject of the previous permission for plots for Travelling Showpeople also own the adjacent land to the north, totalling c.7,950m<sup>2</sup> in area; and aerial photography indicates that this wider area forms the existing use as a travelling showpersons yard.

## Qualitative Assessment

The ORS GTAA identifies this site as a Travelling Showmen's yard that is tolerated for planning purposes (4 plots). The wider site appears to be under the same ownership and use as the area subject of the previous permissions and is capable of accommodating additional plots.

The site is not recommended for further consideration by the Green Belt Review Stage 2 Report but is located within a Green Belt Study settlement buffer.

The site has reasonable access to community facilities and services and good access to the transport network. There are no known policy or environmental constraints that would preclude additional plots at the site.

## Conclusion

Taking account of the above, there is a reasonable prospect that the site could provide additional plots to contribute to meeting the District's need to 2041.

**Regularisation:** This assessment indicates that there is a reasonable prospect that the site can accommodate the following number of plots through regularisation of the existing plots at the site:

- 4 plots

**Intensification:** This assessment indicates that there is not a reasonable prospect that the originally consented site can accommodate the following number of additional plots through intensification:

- 7 additional plots; to total 11 plots at the site

**Expansion:** This assessment indicates that there is not a reasonable prospect that the site can accommodate additional plots through expansion on land in the same ownership.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

## 12. Barley Mow

### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-BM-25	N/A	Barley Mow Caravan Site, Barley Mow Lane, St Albans AL4 0RP	Colney Heath	0.78	15 public pitches

### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located to the north west of the existing Little Orchard private travellers site in an area of predominantly agricultural fields. There are trees to the north west boundary of the site.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

No separate submission was made for this site, but reference was made in a cover letter to potential expansion to the north west and south as follows:

*'We support the principle of the allocation of land for additional Gypsy and Traveller accommodation within the sites promoted through the previous call for sites:*

- To the north-west and to the south of the Barley Mow caravan site; and*
- Adjoining the Ver Meadows caravan site.*

*In both those cases we recognise the fact that the land is in private ownership, and that any development would need to be carried out in such a way as to ensure and guarantee the delivery of Traveller accommodation.'*

### Relevant Planning History

5/1992/1357 - Alterations and improved facilities to gypsy caravan site.  
Conditional Permission 26/11/1992

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

#### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is not within a Green Belt Study settlement buffer.  
There are mature trees to some boundaries.  
The site size, landscape and topography of the area would not preclude additional pitches.

#### Accessibility:

The site is in reasonable proximity to the strategic road network at the A414, but there is poor availability of local services in the nearby area.

### Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

### Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.7,800m<sup>2</sup>  
No. of 320m<sup>2</sup> pitches that could fit in this area: 24

### Potential for Expansion of Existing Site

Records indicate that the existing Gypsy Traveller site is in public ownership.

Reference was made in a cover letter to a Call for Sites 2024 submission referencing support for expansion to the north west and south. This land is in different ownership to the existing public site.

### Qualitative Assessment

The site currently contains 15 public Gypsy and Traveller pitches and is located to the north west of the existing Little Orchard private travellers site.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site has poor access to community facilities and services but reasonable access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above, spatially the site could provide additional pitches through intensification. The Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence Paper: Addendum' notes that the Council seeks to meet the identified need for additional pitches at public sites through the two specific allocations identified in Policy HOU6, ie at East Hemel Central and East Hemel South Broad Locations.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



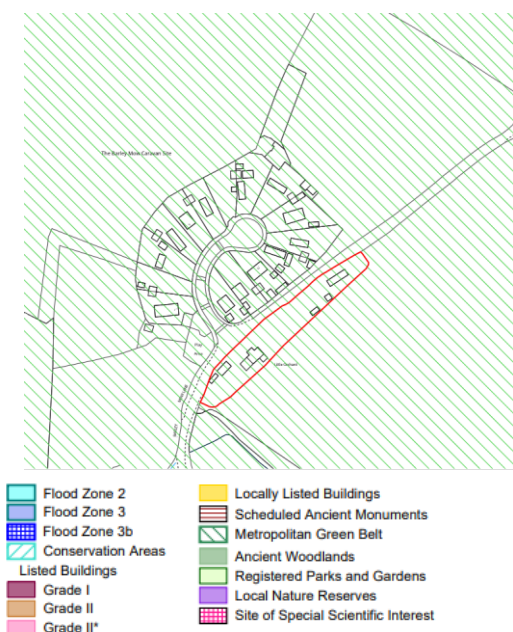
### 13. Little Orchard

#### Site Assessment Proforma Sheet

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-LO-25	N/A	Little Orchard, Barley Mow Lane, St Albans AL4 0RR	Colney Heath	0.19	1 private pitch

#### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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#### Description of Site

The site is located to the south east of the existing Barley Mow public travellers site in an area of predominantly agricultural fields. There are trees to the boundaries of the site.

#### Deliverability Assessment

##### SADC Traveller Call for Sites 2024

N/A

##### Relevant Planning History

None directly relevant

##### Suitability of Location

##### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)

☐ Yes ☒ No

Heritage Asset or its setting

☐ Yes ☒ No

Ancient Woodland

☐ Yes ☒ No

**Other Key Constraints:**

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is not within a Green Belt Study settlement buffer.

There are mature trees to some boundaries.

The site size, landscape and topography of the area would not preclude additional pitches.

**Accessibility:**

The site is in reasonable proximity to the strategic road network at the A414, but there is poor availability of local services in the nearby area.

**Potential for Regularisation of Pitches at the Existing Site**

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

**Potential for Intensification of Existing Site**

Area containing existing Gypsy Traveller uses: c.1,900m<sup>2</sup>

No. of 320m<sup>2</sup> pitches that could fit in this area: 5

**Potential for Expansion of Existing Site**

Planning application ownership records indicate that the owners of the existing Gypsy Traveller site do not own adjacent land.

**Qualitative Assessment**

The site is adjacent to the Barley Mow site which contains 15 public Gypsy and Traveller pitches. The Little Orchard site has space for additional pitches through intensification.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site has poor access to community facilities and services but reasonable access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

**Conclusion**

It is noted that the site was not put forward in the 2024 Call for Sites. Taking account of the above it is noted that the site has capacity to provide additional pitches (up to 4) through intensification to help meet the District's needs to 2041.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

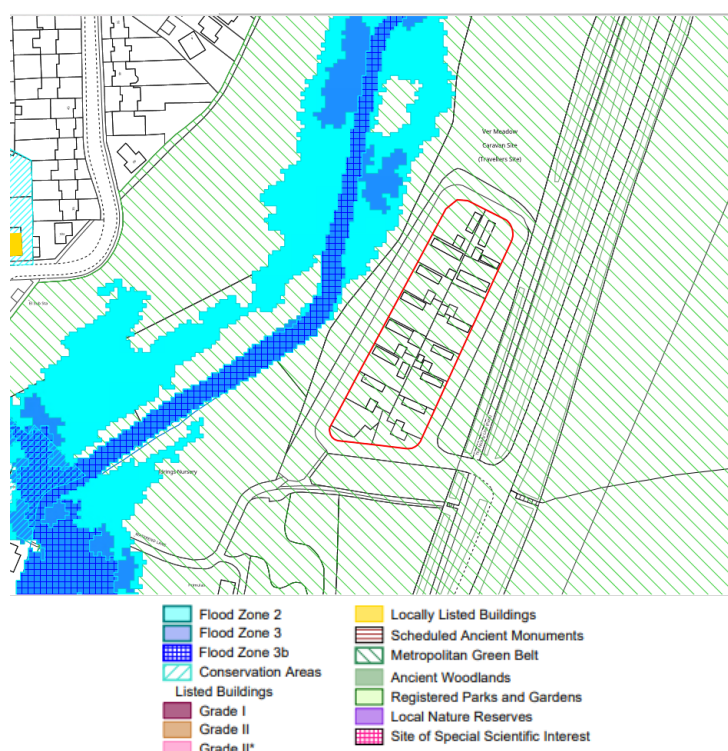
## 14. Ver Meadows

### Site Assessment Proforma Sheet

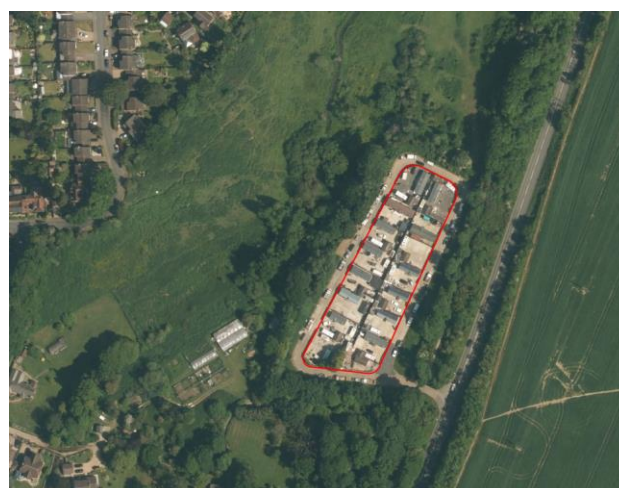
Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Existing Traveller use:
GT-VM-25	N/A	Ver Meadows Caravan Site, Redbourn Bypass, Redbourn AL3 7RQ	Redbourn	0.5	15 public pitches

### Location of Existing Traveller Site

Constraints Site Map



Aerial of Site



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### Description of Site

The site is located to the east of Redbourn, to the west of the A5183 Redbourn bypass and is an existing public Gypsy and Traveller site. There is a mix of agricultural, riverside open space and residential uses in between the site and the main built-up area of Redbourn to the west. To the east lies open agricultural land, and the boundaries to the site contain trees.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

No separate submission was made for this site, but reference was made in a cover letter as follows:

*'We support the principle of the allocation of land for additional Gypsy and Traveller accommodation within the sites promoted through the previous call for sites:*

- To the north-west and to the south of the Barley Mow caravan site; and*
- Adjoining the Ver Meadows caravan site.*

*In both those cases we recognise the fact that the land is in private ownership, and that any development would need to be carried out in such a way as to ensure and guarantee the delivery of Traveller accommodation.'*

### Relevant Planning History

5/1987/0338 - 15 pitch permanent residential gypsy site with wardens office.  
Deemed Consent - 25/02/1988

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

#### Other Key Constraints:

The site is within the Green Belt, it is recommended for further consideration by the Green Belt Review Stage 2 Report and is within a 250 metres Green Belt Study settlement buffer.

The River Ver and areas in Flood Zones 2 and 3 including functional floodplain lie to the north west side of the existing Gypsy Traveller site.

The site size, landscape and topography of the area would not preclude additional pitches.

#### Accessibility:

The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The site is in reasonable proximity to the strategic road network at the M25, and there is good availability of local services in the adjacent urban area in Redbourn.

### Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.

### Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.5,000m<sup>2</sup>  
No. of 320m<sup>2</sup> pitches that could fit in this area: 15

### Potential for Expansion of Existing Site

Records indicate that the existing Gypsy Traveller site is in public ownership and that the adjacent land to the north is within the same ownership.

### Qualitative Assessment

The existing site currently contains 15 public Gypsy and Traveller pitches. Adjacent land has the potential space for additional pitches, but it is noted that there are some mature trees on site.

The site is within the Green Belt, it is recommended for further consideration by the Green Belt Review Stage 2 Report and is located within a Green Belt Study settlement buffer.

The site has good access to community facilities and services and good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above, spatially the site could provide additional pitches through expansion. The Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence Paper: Addendum' notes that the Council seeks to meet the identified need for additional pitches at public sites through the two specific allocations identified in Policy HOU6, ie at East Hemel Central and East Hemel South Broad Locations.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



## 15. Luton Lane

### Site Assessment Proforma Sheet – New Site proposed in a Call for Sites Submission

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Suggested Use
GT-LU-25	R-16-21	Land South East of Luton Lane, Redbourn AL3 7PY	Redbourn	1.4	Vacant	15 pitches, plus an area of open space at the rear (eastern end) of the site

### Location of Proposed Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The site is located in an open setting to the north of Redbourn, and to the north of the A5183 Redbourn bypass. There is a golf course to the north, woodland to the south west (with woodland TPO) and south east sides, and agricultural land beyond. The boundaries to the site are well treed.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

The site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/1992/0617 - Change of use of land to touring caravan park. Conditional Permission – 14/07/1992  
5/2021/1367 - Certificate of Lawfulness (proposed) - Confirmation that planning consent 5/1992/0617 that was begun in 1992 can be completed through meeting the planning conditions. Refused – 08/12/21

5/2022/0811 - Prior Approval - Extension of access on a temporary basis to enable harvesting and removal of trees. Refused – 17/05/2022

### Suitability of Location

#### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ancient Woodland	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

#### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and it is not within a Green Belt Study settlement buffer.

There are mature trees to site boundaries.

The site size, landscape and topography of the area would not preclude additional pitches.

#### Accessibility:

The site is in reasonable proximity to the strategic road network at the M1, and there is availability of local services in the nearby Redbourn.

### Qualitative Assessment

The site is vacant and has the potential space for pitches, but it is not adjacent to an existing site.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site has some access to community facilities and services in Redbourn and has good access to the transport network. There are no known policy or environmental constraints that would preclude pitches at the site.

### Conclusion

Taking account of the above and the Call for Sites submission, it is noted that the site has the spatial capacity to provide for a significant number of additional pitches. However, the Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence Paper: Addendum' notes that the Council seeks to meet the identified need for public sites at the allocations at Hemel Garden Communities; and to meet the identified need for additional pitches at private sites primarily through the regularisation, intensification, reconfiguration or expansion of existing sites.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

## 16. North Cottages

### Site Assessment Proforma Sheet – New Site proposed in a Call for Sites Submission

Site Ref	HELAA Ref	Site Address	Parish	Area in Ha	Current Land Use	Suggested Use
GT-NC-25	LC-07-18	Land to rear of 28 to 34 North Cottages, Napsbury, St Albans AL2 1AW	London Colney	0.31	Open / Vacant	12 pitches

### Location of Proposed Traveller Site

Constraints Site Map



- |                    |                                     |
|--------------------|-------------------------------------|
| Flood Zone 2       | Locally Listed Buildings            |
| Flood Zone 3       | Scheduled Ancient Monuments         |
| Flood Zone 3b      | Metropolitan Green Belt             |
| Conservation Areas | Ancient Woodlands                   |
| Listed Buildings   | Registered Parks and Gardens        |
| Grade I            | Local Nature Reserves               |
| Grade II           | Site of Special Scientific Interest |
| Grade II*          |                                     |

Aerial of Site



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### Description of Site

The site is located to the east of the mainline railway, behind a row of properties which front The Drive, and within the Napsbury Hospital Registered Park and Garden. There are residential uses to the north east and south east sides, and open and agricultural land in the wider area, along with the Napsbury Park residential area to the south east.

### Deliverability Assessment

#### SADC Traveller Call for Sites 2024

The site was put forward in the 2024 Call for Sites. See relevant summary box at the end of this document for summary of submission.

#### Relevant Planning History

5/2021/2336 - Residential development of nine units comprising six terraced houses, two semi-detached houses and one detached house, together with associated landscaping and parking. Refused – 19/11/2021.

5/2022/2163 - Residential development of nine units comprising six terraced houses, two semi-detached houses and one detached house, together with associated landscaping and parking (resubmission following refusal of 5/2021/2336). Refused – 24/01/23. Appeal Dismissed – 19/01/2024

5/2024/1370 - Permission in Principle - Development of 9 dwellings with associated parking and landscaping. Refused – 24/01/25

## Suitability of Location

### Major Policy and Environmental Constraints:

Functional Floodplain (or climate change floodplain) ☐ Yes ☒ No

Heritage Asset or its setting ☒ Yes ☐ No

Ancient Woodland ☐ Yes ☒ No

### Other Key Constraints:

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not within a Green Belt Study settlement buffer.

The site is located in the northern part of Napsbury Hospital Grade II Registered Historic Park and Garden; previous application 5/2022/2163 for residential development of nine units was refused on grounds that it would lead to less than substantial harm to a designated heritage asset which is not outweighed by public benefits; the subsequent appeal was dismissed with this reason upheld (paragraph 27 of appeal decision letter).

There is also a railway alongside the west side boundary, and residential properties to the south and east.

The site size, landscape and topography of the area would not preclude additional pitches.

### Accessibility:

The site is in reasonable proximity to the strategic road network at the A414, and there is some limited availability of local services in the nearby area.

## Qualitative Assessment

The site is vacant and has the potential space for pitches, but it is not adjacent to an existing site. The site is also located within Napsbury Hospital Grade II Registered Historic Park and Garden.

The site is within the Green Belt, it is not recommended for further consideration by the Green Belt Review Stage 2 Report and is not located within a Green Belt Study settlement buffer.

The site does not have good access to community facilities and services but does have good access to the transport network. There are no known policy or environmental constraints that would preclude additional pitches at the site.

## Conclusion

Taking account of the above and the Call for Sites submission, it is noted that the site has the spatial capacity to provide for a significant number of additional pitches. However, as stated in the Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence Paper: Addendum', the Council seeks to meet the identified need for public sites at the allocations at Hemel Garden Communities; and to meet the identified need for additional pitches at private sites primarily through the regularisation, intensification, reconfiguration or expansion of existing sites.

Additionally, due to its location within Napsbury Hospital Registered Park and Garden, the site is not considered suitable for consideration for additional pitches for the purposes of this assessment.

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.



## Summary Boxes of Traveller Call for Sites 2024 Submissions:

### a. Summary Box of Traveller Call for Sites 2024 Submission - Ardens Rise

Summary of Traveller Call for Sites Submission 2024	
Submitted map showing the site:	
Selected details from the submitted Call for Sites Form:	
Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	Land Registry records suggest that Ardens Rise and the adjoining property known as Woodstock Lodge, are in the same ownership. Site area: The two sites have a total area, including existing development of around 3.2 ha.
Current land use:	Mix of Gypsy & Traveller residential, residential and vacant
Likely timescale for delivery of site:	1 - 5 years and 6-10 years
Suggested use:	We are not suggesting the whole area should be developed for Gypsy and Traveller residential use, but believe that additional accommodation could be suitably accommodated. How many pitches would need to be determined by the Council working with the landowner in the context of St Albans' needs for accommodation.
Other comments:	Appeal decision 3259165 of 17 October 2022, allowed 5 pitches, and subsequent planning permission 5/2023/1479 of 1 March 2024 allowed a further 3 pitches.  Through this submission we are acting on behalf of GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire). The land identified, together with the existing approved development, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.

b. Summary Box of Traveller Call for Sites 2024 Submission - Land Adjoining 73 Chiswell Green Lane

Summary of Traveller Call for Sites Submission 2024


Submitted map showing the site:



Selected details from the submitted Call for Sites Form:

Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	We are suggesting that the site is extended on the triangular land to the east Site Area: Approximately 1,200 m²
Current land use:	Vacant
Likely timescale for delivery of site:	1 - 5 years
Suggested use:	The land has the capacity for 3 to 4 residential pitches, but is needed, at least in part, to address the over-crowding on the existing site.
Other comments:	Through this submission we are representing GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire). The land, together with the existing site, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.

c. Summary Box of Traveller Call for Sites 2024 Submission - Meadowside

Summary of Traveller Call for Sites Submission 2024	
Submitted map showing the site:	
<div></div>	
Selected details from Call for Sites Form:	
Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	Site Area: Approximately 1,200 m <sup>2</sup>
Current land use:	Gypsy & Traveller residential
Likely timescale for delivery of site:	1 - 5 years
Suggested use:	Gypsy & Traveller residential The land has the capacity for 3 to 4 residential pitches.
Other comments:	Through this submission we are representing GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire). The land should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.

d. **Summary Box of Traveller Call for Sites 2024 Submission - Land Adjacent The Mill House**

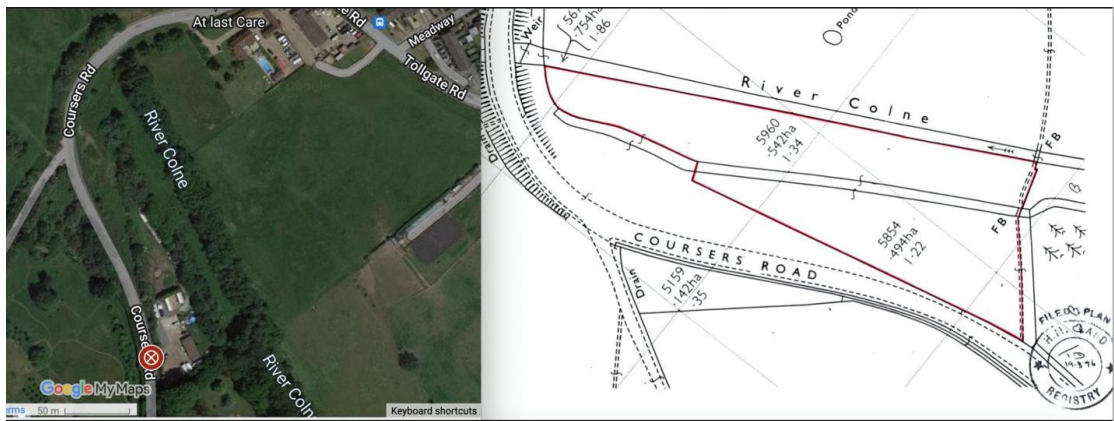
SADC Traveller Call for Sites Submission 2024	
<b>Submitted map showing the site:</b>	
N/A	
<b>Selected details from the submitted Call for Sites Form:</b>	
<i>Your details:</i>	<i>Michael Hargreaves, MH Planning, Planning Consultant</i>
<i>Site details:</i>	<i>We would suggest an area of approximately 4,000 m2, including the existing approved development, could be allocated, leaving substantial space for soft landscaping around the site.</i>
<i>Current land use:</i>	<i>Residential, Gypsy &amp; Traveller Residential and Vacant</i>
<i>Likely timescale for delivery of site:</i>	<i>1 - 5 years</i>
<i>Suggested use:</i>	<i>The suggested allocation would allow space for a further four pitches in addition to the four permitted.</i>
<i>Other comments:</i>	<i>Through this submission we are representing GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire).</i> <i>The land, together with the existing site, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.</i>



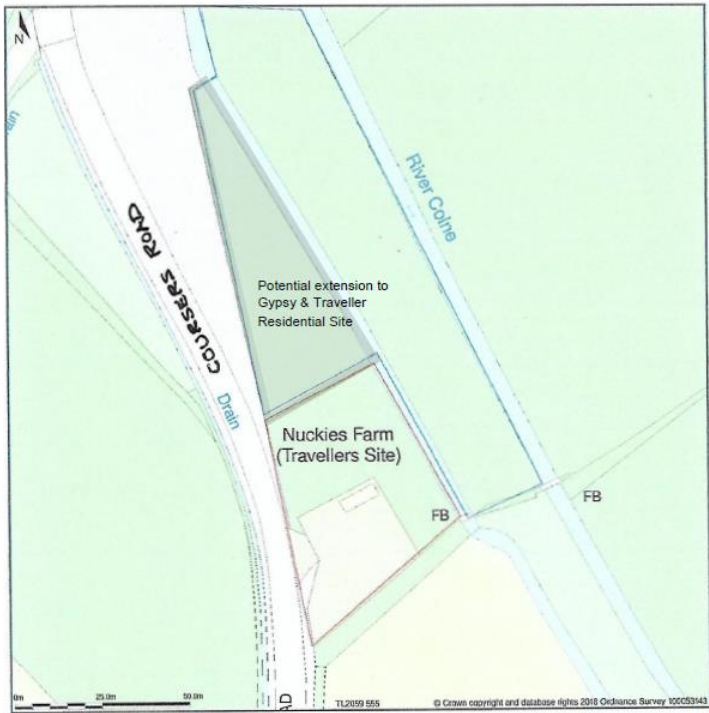
e. Summary Box of Traveller Call for Sites 2024 Submission - Nuckies Farm

Summary of Traveller Call for Sites Submission 2024

Submitted maps showing the site:



Nuckies Farm, Coursers Road, Colney Heath, St Albans, Hertfordshire, AL4 0PA




Selected details from the submitted Call for Sites Form:

Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	Site area: 1,500 m <sup>2</sup>
Current land use:	Gypsy & Traveller Residential and Vacant
Likely timescale for delivery of site:	1 - 5 years
Suggested use:	The suggested allocation would allow space for a further two to three pitches in addition to the three permitted through appeal 32 12960.



Other comments:	<p><i>Through this submission we are acting on behalf of GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire).</i></p> <p><i>The land identified, together with the existing approved development, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.</i></p>
-----------------	--

f. Summary Box of Traveller Call for Sites 2024 Submission - Tullochside

Summary of Traveller Call for Sites Submission 2024	
Submitted map showing the site:	
	
Selected details from Call for Sites Form:	
Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	<p>Compared with what is seen in the aerial photo, a further five pitches have been permitted through appeal decision 3233651 of 31 March 2020 and have been subsequently implemented.</p> <p>Site Area: It would depend on how much of the site is allocated for development.</p>
Current land use:	Residential, Gypsy & Traveller Residential and Vacant
Likely timescale for delivery of site:	1 - 5 years and 6-10 years
Suggested use:	How much of the site should be determined through an allocation – we would suggest at least 7 or 8 additional pitches could be accommodated.
Other comments:	<p>Through this submission we are representing GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire).</p> <p>The land allocated, together with the existing site, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.</p>

**g. Summary Box of Traveller Call for Sites 2024 Submission – Park Street / Watling Street**

**Summary of Traveller Call for Sites Submission 2024**

**Submitted map showing the site:**



**Selected details from the submitted Call for Sites Form:**

<i>Your details:</i>	<i>Michael Hargreaves, MH Planning, Planning Consultant</i>
<i>Site details:</i>	<i>In the attached plan we have identified two areas of search for the location of additional provision. The two areas can be accessed from the access road to the existing access road, and we have allowed for belts of soft landscaping around them. Site area: Area A 6,250 m2, area B 3,725 m2.</i>
<i>Current land use:</i>	<i>Vacant. Poor quality scrub-land.</i>
<i>Likely timescale for delivery of site:</i>	<i>1 - 5 years and 6-10 years</i>
<i>Suggested use:</i>	<i>It will depend on the development strategy agreed for the land, but the equivalent of 15 to 18 pitches should be possible.</i>
<i>Other comments:</i>	<i>The land at Watling Street is a particularly valuable resource because all the other sites we are suggesting, or are aware of, are in private ownership and consequently likely to result in private provision.</i>

*Because of the Council's ownership of the land, it can ensure that it used for an appropriate mix of the following urgent needs:*

- An additional social rented site;*
- A temporary stopping place for a fully nomadic family living roadside in St Albans. This could be permanent provision, or be provided on an interim basis, pending the longer term development of that section of the land;*
- Given the aspirations of many Gypsy people for private family sites, and the barriers to land purchase, we would like to see a pilot scheme for developing a small group of pitches, probably no more than six, which would be developed to basic level for sale to individual families to complete the development themselves, with the funds from the sale of the pitches invested in further such schemes. Watling Street would be a suitable location for a pilot of such a proposal.*

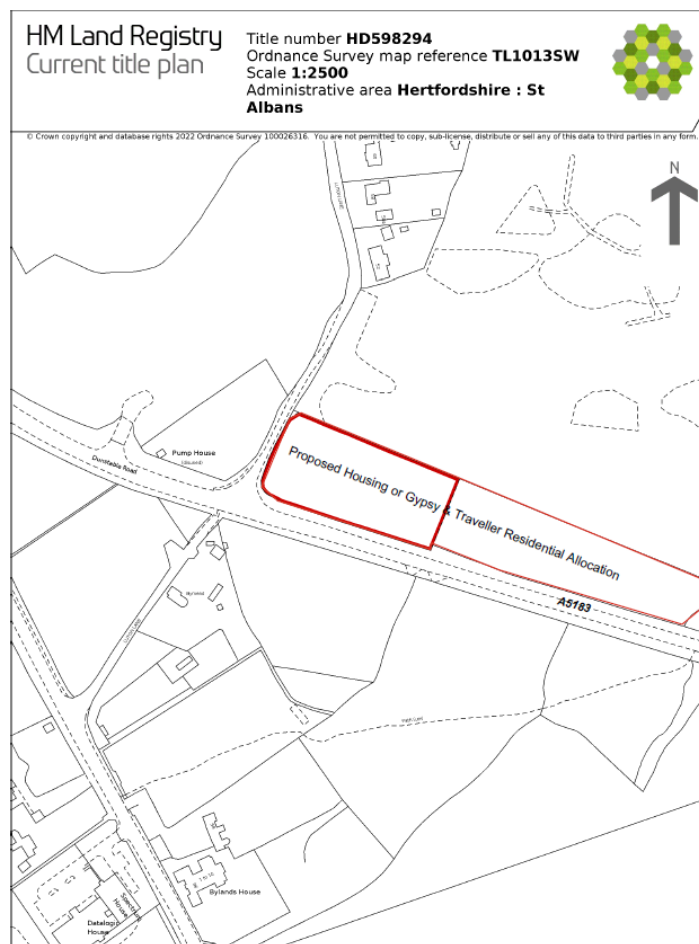
*The land identified, together with the existing site, should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.*

*GATE would be happy to work with you, the existing site residents, the County Council Gypsy and Traveller team, and other partners to develop a proposal for the land.*

## h. Summary Box of Traveller Call for Sites 2024 Submission – Luton Lane

### Summary of Traveller Call for Sites Submission 2024

#### Submitted map showing the site:



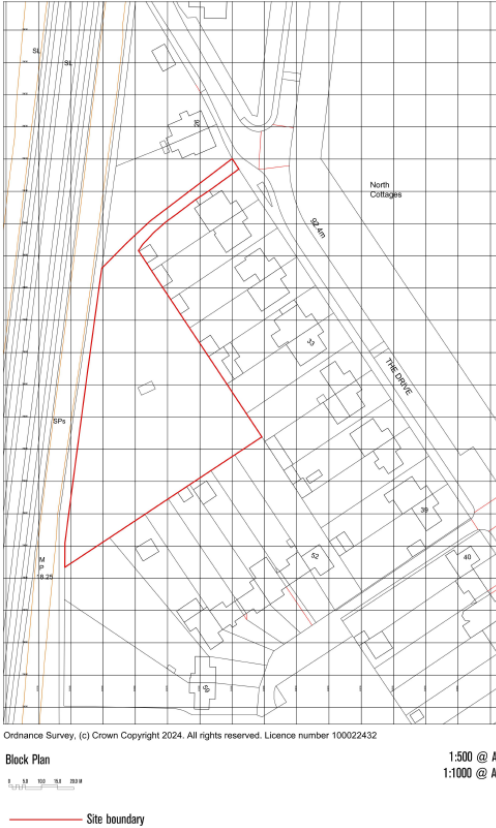
#### Selected details from Call for Sites Form:

Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	Site Area: Approximately 16,000 m <sup>2</sup>
Current land use:	Vacant
Likely timescale for delivery of site:	1 - 5 years
Suggested use:	The site has ample capacity for 15 pitches, plus an area of open space at the rear (eastern end) of the site.
Other comments:	Our client is promoting the site either as permanent Gypsy & Traveller residential site or as a site for housing development. We understand that the site has planning permission for 23 touring caravan pitches. We are currently unable to identify the planning application because of issues with St Albans' planning application website.



	<i>If allocated for Gypsy and Traveller residential use the land should be removed from the Green Belt and allocated as a Gypsy and Traveller residential site on the basis of Planning Policy for Traveller Sites para 17.</i>
--	---

i. Summary Box of Traveller Call for Sites 2024 Submission – North Cottages

Summary of Traveller Call for Sites Submission 2024	
Submitted map showing the site:	
<div><p>Ordnance Survey, (c) Crown Copyright 2024. All rights reserved. Licence number 100022432</p><p>Block Plan</p><p>1:500 @ A1 1:1000 @ A3</p><p>Site boundary</p></div>	
Selected details from Call for Sites Form:	
Your details:	Donncha Murphy, DTM Planning, Planning Consultant
Site details:	Site Area: 0.32ha
Current land use:	Commercial / Brownfield / PDL. Derelict condition.
Likely timescale for delivery of site:	1 - 5 years
Suggested use:	Suggest that the site could accommodate 12 pitches.
Other comments:	Application recently submitted for 9 dwellings on site, including 4 affordable units.