

St Albans City & District Council Local Plan Examination

Meeting the identified accommodation needs for Gypsies and Travellers and Travelling Showpeople – Additional Clarification

1. The Draft Local Plan was submitted on 29 November 2024 for independent Examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
2. On 17 March 2025 the Inspectors appointed by the Secretary of State issued Matters, Issues and Questions (MIQs) for Stage 1 of the Examination process. These included questions relating to meeting the identified accommodation needs for gypsies and travellers and travelling showpeople over the Plan period. The Council had previously published its 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Show people - Evidence Paper' of September 2024 (HOU 04.02) and 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Show people - Evidence Paper: Addendum' of November 2024 (HOU 04.01) which set out evidence to demonstrate how the identified need for gypsy, traveller and travelling showpeople accommodation in the District will be addressed. However, the Inspectors' questions in March 2025 sought additional information.
3. The Council's answers to these questions included reference to further work which has been undertaken in order to demonstrate that the Council's approach will realistically lead to these needs being met in full.
4. The further work comprises primarily a proforma assessment of both the existing traveller sites in the District and the sites which were put forward in the Gypsy and Traveller Call for Sites of Summer 2024.
5. At the Stage 1 hearing sessions the Inspectors noted that the Council was likely to be publishing and / or consulting on other additional material over the Summer of 2025 to inform Stage 2 of the hearings. They also set out that it would be helpful to produce a short note or Topic Paper to clarify the Council's position in this regard. The appended MIQ answers and proforma assessment set out the Council's position in this regard. In particular, attention is drawn to the 'Conclusion' section of Appendix A in paragraphs 3.18 - 3.27, which sets out the Council's position in a clear and concise manner.

Appendices

Appendix A: The Inspectors' Questions and the SADC Answers relating to meeting the identified accommodation needs for gypsies and travellers and travelling showpeople over the Plan period [from SADC Hearing Statement Matter 1 - Issue 6]

Appendix B: Proforma Assessment of Existing Traveller Sites and Sites Put Forward in the Call for Sites 2024 [SADC Hearing Statement Matter 1 - Issue 6.3 - Appendix 1]

Appendix A – The Inspectors’ Questions and the SADC Answers relating to meeting the identified accommodation needs for gypsies and travellers and travelling showpeople over the Plan period.

Matter 1 – Legal Compliance

Issue 6 – Public Sector Equality Duty

...

Q2 What are the identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period? What are these needs based on and how have they been calculated?

What are the identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period?

2.1 The identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period are set out in the Council’s Gypsy and Traveller Accommodation Assessment Final Report dated September 2024 (GTAA) (HOU 05.01). The need can be summarised as follows:

- Need for gypsy and traveller pitches to 2041 for households that meet the PPTS 2023 definition: 95 pitches
- Need for travelling showpeople plots to 2041: 7 plots

2.2 Planning policy for traveller sites December 2024 was published alongside the NPPF. It notes under Policy I: Implementation:

30. The implementation policies set out in the National Planning Policy Framework will apply also to plan-making and decision-taking for traveller sites. In applying those implementation provisions to traveller sites, references in those provisions to policies in the National Planning Policy Framework should, where relevant, be read to include policies in this planning policy for traveller sites.

2.3 The NPPF December 2024 sets out under Annex 1: Implementation that where the plan has been submitted for examination under Regulation 22 on or before 12 March 2025 (as is the case for the draft SADC Local Plan) the plan will be examined under the relevant previous version of the Framework.

2.4 As such, the plan is examined under the December 2023 NPPF, and the relevant version of the PPTS is the December 2023 PPTS¹. The GTAA used the December 2023 PPTS policies and relevant planning definitions in order to identify needs.

¹ PPTS 2023 available via:

https://webarchive.nationalarchives.gov.uk/ukgwa/20241211225427mp_/https://assets.publishing.service.gov.uk/media/658198bb23b70a000d234c03/Final_planning_and_travellers_policy.pdf

2.5 In relation to the need for gypsy traveller pitches to 2041, the GTAA identifies at 8.20:

Total need from gypsy and traveller households that meet the planning definition is for 80 pitches; total need from undetermined households is for 19 pitches; and total need from households that do not meet the planning definition is for 23 pitches between 2024 and 2041.

2.6 The GTAA notes (eg at 1.20) that only the need from those households who met the 2023 PPTS planning definition² should be formally considered as need arising from the GTAA.

2.7 In relation to the proportion of need from 'undetermined' households (households where an interview was not able to be completed either due to refusal to be interviewed or households that were not present during the fieldwork period) which should be formally considered as forming part of the need for pitches, the GTAA notes at 1.9:

The Council will need to carefully consider how to address any need associated with undetermined Travellers, as it is unlikely that all the undetermined households will meet the 2023 PPTS planning definition of a Traveller. The GTAA recommends that the local proportion of those households who met the planning definition (79%) should be applied to the undetermined need when considering Local Plan Policies.

2.8 Taking the above into account, the total identified need for gypsy and traveller pitches to 2041 for households that meet the PPTS 2023 definition is 95 pitches, comprising 80 pitches for households that meet the planning definition plus 15 pitches (79% of 19 pitches) for undetermined households. The GTAA identified that 54 of the 95 pitches needed to 2041 constituted current and 5-year need (2024-2028), with the remaining 41 pitches constituting future need; as shown in the table below (adapted from GTAA Figure 12):

Table 1: Need for Gypsy and Traveller pitches to 2041 by year periods as identified in the GTAA:

	2024-28	2029-33	2034-38	2039-41	Total
Pitches needed*	54	14	16	12	95**

* These figures take need from households that met the 2023 PPTS planning definition plus 79% of undetermined need.

** N.B. the figures included rounded decimal figures and the later needs (2029-41) included figures which were rounded up; the 54 pitch 2024-28 need and the 95 pitch total are correct.

2.9 To identify the 5 year need from expected Plan adoption in 2026 the '24-28' need for 54 pitches plus two fifths of the '29-33' need of 14 pitches would be used; ie 54

² As noted at 2.9 of the GTAA: The key change that was made to the definitions of gypsies and travellers and travelling showpeople in the December 2023 revision to PPTS was the reintroduction of those who have ceased to travel permanently. These households were excluded from the 2015 PPTS planning definition of a Traveller.

pitches plus 6 pitches; to total 60 pitches. This approach to calculate the 5 year need from Plan adoption has been agreed by the GTAA consultants.

- 2.10 The needs for travelling showpeople and for transit provision are set out in the following parts of Chapter 8 'Conclusions' of the GTAA report, as follows:

Travelling Showpeople

8.14 In summary, in St Albans for the GTAA period 2024 – 2041, there is a need for:

» 7 plots for Travelling Showpeople households that met the 2023 PPTS planning definition

» No plots for undetermined Travelling Showpeople households that may meet the planning definition.

» No plots for Travelling Showpeople households who did not meet the planning definition.

...

Transit Provision

8.16 Due to historic low numbers of unauthorised encampments, and the existence of public transit pitches in other districts of Hertfordshire (Hertsmere), it is not recommended that there is a need for a formal public transit site in St Albans at this time.

...

- 2.11 GTAA Figures 10 'Need for Travelling Showpeople households in St Albans that met the Planning Definition' and 11 'Need for Travelling Showpeople households in St Albans that met the Planning Definition by year periods' show that all of the total need for 7 plots to 2041 for travelling showpeople constitutes current and 5 year need, with no need identified for after 2028.
- 2.12 Taking the above into account, the identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period is based on the findings of the GTAA, and can be summarised as follows:
- Need for gypsy and traveller pitches to 2041 for households that meet the PPTS 2023 definition: 95 pitches
 - Need for travelling showpeople plots to 2041: 7 plots

What are these needs based on and how have they been calculated?

- 2.13 The identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period are based on the findings of the GTAA, as set out above.

- 2.14 The identified needs were calculated in accordance with the GTAA's methodology, which is summarised in the Executive Summary and is set out in more detail in Chapter 3 'Methodology' of the GTAA report.
- 2.15 The following excerpts from the Executive Summary provide a high-level summary of how the identified needs have been calculated:

Introduction and Methodology

1.1 The primary objective of this Gypsy and Traveller Accommodation Assessment (GTAA) is to provide a robust assessment of current and future need for Gypsy, Traveller and Travelling Showpeople accommodation in St Albans City & District Council (the Council) area.

1.2 As well as updating the previous GTAA, the GTAA provides a credible evidence base which can be used to aid the implementation of Local Plan Policies and, where appropriate, the provision of new Gypsy and Traveller pitches and Travelling Showpeople plots for the period 2024-2041 to cover the Council's Local Plan period and the 15-year requirements set out in Planning Policy for Traveller Sites (PPTS). The outcomes of this study supersede the outcomes of the previous GTAA for St Albans City & District Council.

1.3 The GTAA has sought to understand the accommodation needs of the Gypsy, Traveller and Travelling Showpeople population in the Council area through a combination of desk-based research, stakeholder interviews, and engagement with members of the Travelling Community living on all known sites, yards, and encampments.

1.4 A total of 97 interviews or proxy interviews were completed with Gypsies and Travellers living on sites in St Albans and a total of 4 interviews were completed with Travelling Showpeople. This represents a very robust overall response rate of 87%. Despite the efforts that were made no interviews were completed Travellers living in bricks and mortar.

1.5 A total of 9 stakeholder interviews were also completed.

1.6 The fieldwork for the study was completed between November 2023 and May 2024 and the baseline date for the study is June 2024.

- 2.16 It is not considered necessary to repeat here all of the Methodology section of the GTAA (Chapter 3), which already forms part of the Evidence Base for the Local Plan Examination; but it is considered that the 'Background' section provides useful context as to how the needs were calculated and the robustness of the ORS approach, as below:

Background

3.1 Over the past 10 years, ORS has continually refined a methodology for undertaking robust and defensible Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessments. This has been updated in light of changes to the PPTS in 2015 and in 2023, the Housing and Planning Act (2016) the NPPF (2023), and the PPG (2021). It has also responded to changes set out by Planning Ministers, with particular reference to new household formation rates. This is an

evolving methodology that has been adaptive to changes in planning policy as well as the outcomes of Local Plan Examinations and Planning Appeals.

3.2 PPTS contains a number of requirements for local authorities which must be addressed in any GTAA methodology. This includes the need to pay particular attention to early and effective community engagement with both settled and traveller communities (including discussing travellers' accommodation needs with travellers themselves); identification of permanent and transit site accommodation needs separately; working collaboratively with neighbouring local planning authorities; and establishing whether households fall within the planning definition for Gypsies, Travellers and Travelling Showpeople.

3.3 ORS would note that the ORS GTAA methodology has been repeatedly found to be sound and robust, including through Local Plan Examinations in Bedford, Brentwood, Cambridge, Castle Point, Central Bedfordshire, Cheltenham, Cotswold, Daventry, East Hertfordshire, Gloucester, Maldon, Milton Keynes, Newham, Runnymede, South Cambridgeshire, South Northamptonshire, Tewkesbury, and Waverley.

3.4 An Appeal Decision for a Hearing in Central Bedfordshire (APP/P0240/C/18/3213822) that was issued in March 2020 concluded: '...whilst there have been some queries in previous appeal decisions over the conclusions of other GTAAs produced by ORS, the methodology, which takes into account the revisions made in 2015 to the Government's Planning Policy for Traveller Sites (PPTS), has nevertheless been accepted by Inspectors in a considerable number of Local Plan Examinations.'

3.5 The Inspector for the East Herts District Plan also found the evidence base in relation to Gypsies and Travellers to be sound in her Inspection Report that was issued in July 2018. She concluded: 'The need of the travelling community has been carefully and robustly assessed and locations to meet identified needs have been allocated for the plan period. Policy HOU9 sets out the need for 5 permanent pitches for Gypsies and Travellers... the approach to the provision of housing is comprehensive, positively prepared, appropriate to the needs of the area and consistent with national policy.'

3.6 The stages below provide a summary of the methodology that was used to complete this study. More information on each stage is provided in the appropriate sections of this report.

- 2.17 GTAA Chapter 3 'Methodology' goes on to set out the methodology in relation to the following matters, which are not reproduced here in full but which are found at paragraphs 3.8 – 3.34 of the GTAA:

Desk-Based Review

Stakeholder Engagement

Working Collaboratively with Neighbouring Planning Authorities

Survey of Travelling Communities

Engagement with Bricks and Mortar Households
Timing of the Fieldwork
Applying the PPTS Planning Definition
Undetermined Households
Households that Do Not Meet the Planning Definition

2.18 Under the next section ‘Calculating the Current and Future Need’ the GTAA notes:

3.35 To identify need, PPTS requires an assessment for current and future pitch requirements but does not provide a methodology for this. However, as with any housing assessment, the underlying calculation can be broken down into a relatively small number of factors. In this case, the key issue is to compare the supply of pitches available for occupation with the current and future needs of the population.

2.19 It then goes on to set out a 3-stage process with subsections as follows (introductory sentence(s) only reproduced below, the GTAA report has more detail):

Supply of Pitches - 3.36 The first stage of the assessment sought to determine the number of occupied, vacant, and potentially available supply in the study area.

Current Need - 3.38 The second stage was to identify components of current need, which is not necessarily the need for pitches because they may be able to be addressed by space already available in the study area.

Future Need 3.39 The final stage was to identify components of future need. This includes the following components: » Households living on sites with temporary planning permission. » New household formation.

2.20 Finally the chapter details and justifies the ORS approach in relation to ‘Pitch Turnover’ and ‘Transit Provision’.

2.21 To conclude, the methodology used by ORS to undertake the GTAA has been found to be robust and justified, as set out above and in the GTAA. The identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period are based on the findings of the GTAA and they have been calculated in accordance with the methodology set out in the GTAA report, most notably in the Executive Summary and in GTAA Chapter 3.

**Q3 Does the Plan make suitable and effective provision to meet identified needs?
Will needs be met in full?**

Does the Plan make suitable and effective provision to meet identified needs?

- 3.1 Yes, the Plan makes suitable and effective provision to meet the identified needs.
- 3.2 Policy HOU6 – Gypsies, Travellers and Travelling Show People of the Plan sets out that the Council's approach to making suitable and effective provision to meet identified needs, as follows:

HOU6 – Gypsies, Travellers and Travelling Show People

To provide for the accommodation needs of Gypsies and Travellers and Travelling Show people the Council will:

- a) Consider proposals for new accommodation with regard to the potential and suitability of the following:*
 - i. New sites as part of Broad Locations for development that should accommodate a maximum of 20 pitches (each pitch being designed to accommodate 1 family / household);*
 - ii. Reconfiguring or extending existing sites; and*
 - iii. Sites with temporary permissions.*
- b) Ensure that proposals make efficient use of land. Pitch sizes should not exceed 500m² and can be considerably less. Site design should be assessed in relation to the specific circumstances of the site and in particular whether there is a need for integrated general amenity and landscaping space;*
- c) Take account of any additional criteria contained in Government guidance; and*
- d) Based on a variety of factors including proximity to the road network most used by Gypsies and Travellers, development site scale, area topography and landscaping opportunities, and the wide range of uses to be provided in the Broad Locations for development; require provision of the following new sites:*
 - i. East Hemel Hempstead (South) Broad Location - one up to 15-20 pitch site*
 - ii. East Hemel Hempstead (Central) Broad Location - one up to 15-20 pitch site*

- 3.3 The Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Show people - Evidence Paper' September 2024 (HOU 04.02) set out evidence to demonstrate how the identified need for gypsy, traveller and travelling showpeople accommodation in the District will be addressed. In section 5 'Approach to Meeting the Identified Need in the District' it noted the following:

5.1. There have been multiple Calls for Sites between 2009 and 2021 that have included calling for potential Gypsy and Traveller sites. There was also a specific 'St

Albans Gypsy and Traveller Call for Sites 2024' which ran between Monday 8 July 2024 to Monday 19 August 2024.

5.2. Policy HOU6 of the Regulation 19 Local Plan identifies two specific identified sites within East Hemel Central and East Hemel South Broad Locations that would deliver up to 40 pitches over the Plan period. It also identifies criteria based policy for provision of pitches based on the approach encouraged in the PPTS. From 'duty to co-operate' discussions, it has been identified that there is no likelihood of any of the District's needs being met in neighbouring local authority areas.

- 3.4 The Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Show people - Evidence Paper: Addendum' November 2024 (HOU 04.01) built upon the above and set out, with reference to the findings and potential approaches to meeting needs as set out in the GTAA, the following high-level approach at paragraph 5.2:

- a) Private pitch provision: The Council seeks to meet the identified need for additional pitches at private sites primarily through the regularisation, intensification, reconfiguration or expansion of existing sites.*
- b) Public pitch provision: 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*

- 3.5 The Evidence Paper Addendum then provided further evidence to justify the approach, with reference to the findings of the GTAA, as follows:

2. Private pitch provision

2.1 Section 8 'Conclusions' of the GTAA sets out that:

8.5 Need from households who met the 2023 PPTS planning definition should be addressed through the intensification, reconfiguration or expansion of existing sites, or the allocation of new sites or pitches. The Council should also consider the regularisation of sites that currently have temporary planning permission or are unauthorised. In order to explore opportunities for need, or a proportion of need, to be met on existing sites the Council should consider completing a more detailed Pitch Deliverability Assessment (PDA). This approach has been successfully used by other Local Authorities in England and has concluded that a large proportion of need could, in principle, be met on existing sites.

8.6 For private sites it is also recommended that alternative approaches should be considered when seeking to address the levels of need identified in this GTAA, especially when seeking to meet the need through the intensification, reconfiguration or expansion of existing sites.

8.7 The first approach to consider is in relation to single concealed or doubled-up adults and teenagers who will be in need of a pitch of their own in the next 5 years. In the short to medium term it is likely that the accommodation need of these individuals could be met through additional touring caravans on existing sites as opposed to more formally set out larger pitches.

8.8 The second approach to consider is for sites occupied by larger extended family groups. Again, sites like this may be able to meet the overall accommodation needs through a combination of shared static caravans, tourers and dayrooms on existing sites which are, generally, each equivalent to the provision of a pitch – as opposed to more formally set out sites with separate pitches. It is common for conditions in Decision Notices for Travellers sites to simply place limits on the numbers and types of caravans as opposed to placing limits on the number of pitches.

2.2 Having reviewed the sites from where existing need arises in relation to pitch density, land ownership and planning and other constraints; the Council considers that:

- a) In relation to single concealed or doubled-up adults and teenagers who will be in need of a pitch of their own in the next 5 years, in the short to medium term it is likely that the accommodation need of these individuals could be met through additional touring caravans on existing sites as opposed to more formally set out larger pitches, as referenced at 8.7; and
- b) sites occupied by larger extended family groups are likely to be able to meet the overall accommodation needs through a combination of shared static caravans, tourers and dayrooms on existing sites which are, generally, each equivalent to the provision of a pitch – as opposed to more formally set out sites with separate pitches; as referenced at 8.8.

3. Public pitch provision

3.1 Section 8 ‘Conclusions’ of the GTAA sets out that:

8.9 In addition, a large proportion of current need identified in the GTAA (26 pitches) is from households currently living on the 3 public sites in St Albans. Whilst there is a small amount of pitch turnover on these sites it is unlikely to be sufficient to meet the levels of identified need. Therefore it is recommended that the Council consider opportunities to intensify or expand the existing public sites, or opportunities to develop a new public sites(s) in St Albans.

3.2 The Council considers that this need for public pitches would be met at the two specific allocations for new sites included in Policy HOU6 d) and subject of the Key development requirements for Part B sites H3 and H4. These policies require provision of a 15-20 pitch site at each of East Hemel Hempstead (South) and (Central) Broad Locations.

4. Conclusion

4.1 Taking the GTAA recommendations and the above points into account, the Council’s position is that: all of the need for public pitches would be met at the two specific allocations for new sites included in the Draft Local Plan; and as indicated in the GTAA, all or at least a very large proportion of the need arising from existing private sites could be met on the existing sites.

Will needs be met in full?

- 3.6 Yes the identified accommodation needs for gypsies and travellers, travelling showpeople and transit provision will be met in full.
- 3.7 Since the Evidence Paper Addendum November 2024 further work has been undertaken in order to demonstrate that the Council's approach will realistically lead to the needs being met in full. The further work comprises a proforma assessment of both the existing traveller sites in the District and the sites which were put forward in the Gypsy and Traveller Call for Sites of Summer 2024.
- 3.8 The Gypsy and Traveller Call for Sites 2024 and proforma assessment of sites are introduced in the sections below and the proforma assessment findings are then presented. The detailed proforma assessments themselves are found in M1 I6 Q3 Appendix 1 - Proforma Assessment of Existing Traveller Sites and Sites Put Forward in the Call for Sites 2024.

Gypsy and Traveller Call for Sites 2024 - Introduction

- 3.9 A Gypsy and Traveller Call for Sites ran from 8 July 2024 to 19 August 2024 whereby individuals, landowners or developers were invited to suggest potential sites for traveller use which were available and suitable for pitches and potentially for transit stopping places (N.B. there have been multiple Calls for Sites between 2009 and 2021 that have included calling for potential Gypsy and Traveller sites, the distinction in the 2024 Call for Sites being that it was solely for traveller sites). The Call for Sites was for new sites or existing sites with potential for limited expansion and / or intensification (i.e. more pitches on an existing site within its current boundary). A total of 7 of the 9 Call for Sites submissions received related to expansion or intensification of existing traveller sites, and 2 new sites were put forward.

Proforma Assessment - Introduction

- 3.10 In order to assess the potential for existing private sites to deliver additional pitches through the regularisation, intensification, reconfiguration or expansion of existing sites a proforma assessment of the existing sites has been undertaken, and the 2 new sites put forward in the 2024 Call for Sites have also been assessed.
- 3.11 The Appendix to this Paper includes the proforma assessment of the 15 existing sites that were identified in the 2024 GTAA (assessing the adjacent 'Woodview Lodge' and 'Land Rear of Hoofprints' sites together as they effectively form a single site), plus the 2 new sites put forward in Call for Sites submissions. Also included are summaries of the 9 received Call for Sites submissions.

Proforma Assessment - Approach

- 3.12 The proforma assessment sought to assess the potential for additional developable³ pitches at each site, informed by the approach to assessing the suitability of sites set

³ PPTS footnote 5 sets out: "To be considered developable, sites should be in a suitable location for traveller site development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged"

out in PPTS paragraphs 13 and 14. Each proforma assessment includes the following elements:

- **Site Details:** Comprising a Site Reference for this assessment; HELAA Reference where applicable; Site Address; Parish; Area in hectares; and information on the Existing Traveller use of the site.
- **Location of Existing Traveller Site:** Comprising a Constraints Map and an Aerial view of the Site. N.B. For existing traveller sites, the red line shown generally reflects the site location identified in the most recent valid planning application, where these records are available.
- **Description of Site:** Summary description of the site and immediate surroundings.
- **Deliverability Assessment:** comprising the following elements:
 - SADC Traveller Call for Sites 2024: Stating whether an intensified or expanded site was put forward in a Call for Sites submission.
 - Relevant Planning History: Consisting of planning history considered relevant to this assessment only.
 - Suitability of Location: Consisting of:
 - Summary of major policy and environmental constraints, which would preclude development at the site or in certain parts of the site;
 - Summary of other key constraints, which would be likely to influence the extent / nature of development at the site, and a sentence as to whether the site size, landscape and topography of the area would preclude additional pitches; and
 - Summary of considerations relating to accessibility, including proximity to settlements and strategic road network and availability of local services.
 - Potential for Regularisation of Pitches at the Existing Site: Setting out the findings of the GTAA 2024 as to numbers of temporary, tolerated or unauthorised pitches at the site, which may potentially be regularised to help meet need.
 - Potential for Intensification of Existing Site: A spatial analysis of the size of the existing traveller site and, from a spatial perspective only without any consideration of constraints etc, the number of pitches / plots that could potentially fit in the site.
 - Potential for Expansion of Existing Site: Assessment from available records including planning application documents as to whether the owners of the existing traveller site also own adjacent land; and a comment as to whether the site was put forward in the 2024 Call for Sites.
- **Qualitative Assessment:** Comprising a qualitative summary assessment as to the potential for additional pitches from the site, informed by the preceding sections and where applicable the Call for Sites submission.
- **Conclusion:** Informed by the preceding sections and where applicable the Call for Sites submission, a conclusion as to the extent to which there is a reasonable prospect that the site could provide additional pitches to contribute to meeting the District's need to 2041. The findings set out the potential number of additional pitches through both intensification and expansion; and where relevant (ie where there are existing temporary, tolerated or unauthorised pitches at a site) through regularisation.

- 3.13 The proforma assessments represent a relatively high-level review. A more detailed assessment in relation to aspects including highways access, drainage details, ecological and landscape impacts and mitigation etc would be made at planning application stage when specific proposals are assessed.
- 3.14 There are assumptions in the proforma assessment as to average pitch and plot sizes to use in assessing potential numbers of pitches or plots from intensification or expansion, which are summarised / explained as follows:
- **Size of Gypsy Traveller pitch:** For the purposes of calculating the potential for intensification or expansion of existing Gypsy Traveller sites an average pitch size of 320m² was used. There is no numerical standard suggested in the PPTS or national guidance but the 320m² size was informed by the following factors:
 - The GTAA notes that, whilst it has now been withdrawn, Government Guidance on Designing Gypsy and Traveller Sites recommended that, as a general guide, an average family pitch must be capable of accommodating an amenity building, a large trailer [a static caravan or park home for example] and touring caravan, parking space for two vehicles and a small garden area.
 - Consideration of other comparable local guidance, particularly that of Leeds City Council⁴ which recommended an average pitch size of 320m², so as to provide space for an amenity block (kitchen, bathroom, living room) and touring caravan space for up to 2 caravans and 2 vehicles.
 - Two of the three public sites in the District have an average pitch size of c.320m², and appear to offer sufficient space to enable a reasonable standard of accommodation for residents.
 - Agreement from the Council's GTAA consultants ORS that 320m² would constitute a reasonable assumption for average pitch size in this District.
 - **Size of Travelling Showpeople's plot:** For the purposes of calculating the potential for intensification of the existing Travelling Showpeople's site an average plot size of 720m² was used. This was informed by the following:
 - The PPTS sets out that plots for travelling showpeople should be mixed use, and 'may / will need to incorporate space or to be split to allow for the storage of equipment.'
 - The only site in the District is at Noke Lane. In granting temporary planning permissions for additional mobile home in 1998, 2000 and 2005 (see planning history section above) the average plot size for each of the 2 plots was 1,090m² per plot. However, aerial photography indicates that by June 2005 there was an additional (third) plot on the site, and that by June 2009 there was a further (fourth) plot on the same site, which would equate to average plot size of c.545m². Later aerial photography still shows 4 plots but the related equipment spreading to adjacent land mostly to the north side.
 - The planning permissions specifically limited the use to Travelling Showpeople who were members of the Showmen's Guild.

⁴ Leeds City Council 'Gypsy and Traveller Site Design Guide' 2020 available via:
<https://www.leeds.gov.uk/docs/Gypsy%20and%20Traveller%20Site%20Design%20Guide.pdf>

- There is no standard size for a plot, and in the absence of specific national guidance, the 'Showmens Guild of Great Britain Best Practice Advice on Provision of Showmens Permanent Parking Sites' 2008⁵ was consulted, as it is considered to represent good practice guidance. This notes that a *"showmen's site requires more space than would be needed for any other traveler group"* and sets out amongst other things that:
As a rule of thumb one acre of land can accommodate ten showmen's caravans and accompanying vehicles and equipment. Ideally these this should be provided in half acre [c.2000m²] areas (showmen's yards as we call them) which can accommodate an extended family of five showmen, with their caravans, vehicles and equipment. We would emphasize at this point this is an extended family unit of five caravans & equipment...
- This guidance should be viewed with some caution given the age of the guidance; in recent years many Showpeople have sought to diversify their working practices and many do not now need as much space for the storage and maintenance of larger rides. Recent planning applications in other local authorities have seen plans for new yards put forward including a variety of plot sizes.
- Noting the above, it is considered that 720m² would constitute a reasonable assumption for average plot size in this case.

Proforma Assessment - Findings

- 3.15 The proforma assessment Conclusion sections found that there was potential to provide for the identified need for additional pitches at private sites through the regularisation, intensification, reconfiguration or expansion of existing sites, as follows:

Site	Potential Additional Pitches through:			Max Potential Total Additional	Put forward in 2024 Call for Sites?
	Regularisation	Intensification	Expansion		
Ardens Rise	0	4	21	21*	Yes
Chiswell Green Lane	2	4	0	6	Yes
Meadowside	4	1	0	5	Yes
Land Adjacent The Mill House	0	0	8	8	Yes
Nuckies Farm	3	0	0	3	Yes
Tullochside	0	0	18	18*	Yes
Park Street / Watling Street (Public)	0	0	0	0	Yes
Woodview Lodge & Land R/O Hoofprints	10	0	19	29*	Yes

⁵ Available via:

<http://www.theshowmensguild.com/downloads/Best%20Practice%20Guide%20for%20Showmens%20Sites.pdf>

The Meadows	0	17	0	17	No
The Paddocks	0	11	0	11	No
Barley Mow (Public)	0	0	0	0	No
Little Orchard	0	4	0	4	No
Ver Meadows (Public)	0	0	0	0	No
Luton Lane	0	0	0	0	Yes
North Cottages	0	0	0	0	Yes
Totals:	19	41	66	122	

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

- 3.16 The proforma assessment Conclusion section for Noke Lane found that there was potential to provide for the identified need for additional plots through the regularisation, intensification, reconfiguration or expansion of the existing travelling showpersons site, as follows:

Site	Potential Additional Plots through:			Max Total Additional	Put forward in 2024 Call for Sites?
	Regularisation	Intensification	Expansion		
Noke Lane	4	7	0	11	No

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

- 3.17 The above total of a maximum of 133 potential additional pitches / plots can be broken down as follows:
- 122 potential additional Gypsy Traveller pitches at existing private sites; of which 90 are on sites put forward in the 2024 Call for Sites, and 32 are not;
 - 11 potential additional plots for Travelling Showpeople at Noke Lane.

Conclusion - Does the Plan make suitable and effective provision to meet identified needs? Will needs be met in full?

- 3.18 The identified accommodation needs for gypsies and travellers and travelling showpeople over the plan period are set out in the GTAA; which the Council considers to be the most appropriate pitch target for gypsies and travellers to 2041 (95 pitches), plot target for travelling showpeople (7 plots in addition to the existing 4 unauthorised plots), and pitch target for transit site accommodation (0 pitches) in the District.

Meeting the Identified Needs

- 3.19 The Council seeks to meet the identified need for additional pitches at private sites primarily through the regularisation, intensification, reconfiguration or expansion of existing sites. 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.

- 3.20 The proforma assessment identifies a maximum of 122 potential additional traveller pitches could be provided at private sites through the regularisation, intensification, reconfiguration or expansion of existing sites; of which 90 are on sites put forward in the 2024 Call for Sites, and 32 are not. Policy HOU6 identifies an additional 40 pitches at two` new public sites, and these have been progressing through pre-application discussions with the landowner in a Planning Performance Agreement since summer 2024. The Council has therefore identified 162 potential pitch capacity to meet the need to 2041 of 95 pitches. Therefore, it is considered that the need for additional traveller pitches to 2041 can realistically be met. The assessment identifies a considerable excess of potential capacity for additional traveller pitches to 2041, but it is acknowledged that not all of the potential capacity will be needed or will actually come forward. Furthermore, it is noted that the assessment identifies an excess of potential capacity for additional pitches even if only those sites which were put forward in the 2024 Call for Sites, plus the two new public sites, are considered (a total of 130 pitches against a need of 95 pitches).
- 3.21 The proforma assessment also identifies a maximum of 12 potential plots for travelling showpeople at Noke Lane.
- 3.22 The Council's intention is to address the current and 5 year need for traveller pitches (54 pitches in the GTAA, 60 pitches from Plan adoption in 2026) through a combination of: the two specific allocations identified in Policy HOU6, permanent permissions to regularise pitches on existing sites; additional touring caravans on existing sites as opposed to more formally set out larger pitches; intensification of existing sites; and expansion of existing sites. This follows the approaches to meeting current and 5 year need suggested in the GTAA.
- 3.23 The Council's intention is to address the need for additional private pitches to 2041 through a combination of: permanent permissions to regularise pitches on existing sites; additional touring caravans on existing sites as opposed to more formally set out larger pitches; intensification of existing sites; and expansion of existing sites.
- 3.24 The Council's intention is to meet the need for additional public pitches to 2041 through the two specific allocations identified in Policy HOU6, ie at East Hemel Central and East Hemel South Broad Locations. This would contribute up to 40 pitches towards meeting the overall 95 pitch need to 2041. The Council's approach to the quantum of public pitch provision (c.42% of the total pitch need) is reasonably in line with the relative proportion of need arising from public and private sites as identified in the GTAA.
- 3.25 The need for a total of 11 plots for travelling showpeople households to 2041 (7 plots in addition to the existing 4 unauthorised plots) can be met through regularisation / intensification of the existing Noke Lane site. This is in accordance with the GTAA recommendation at 8.15: *"It is recommended that the current need could be addressed through the intensification or expansion of the existing yard in St Albans."*
- 3.26 Taking the above into account, the appended proforma assessments demonstrate, with reference to constraints, site suitability, land ownership and reasonable

assumptions, that the need for additional traveller pitches and plots to 2041 can realistically be met.

- 3.27 As such, it is considered that the Plan makes suitable and effective provision to meet identified needs and that needs will be met in full.

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:

	Site Name	Site Reference	HELAA Reference	Site Address
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		
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 400 metres Green Belt Study settlement buffer. The site size, landscape and topography of the area would not preclude additional pitches.		
Accessibility: 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.		
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.6,000m ² No. of 320m ² pitches that could fit in this area: 18		
Potential for Expansion of Existing Site		
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.		

Qualitative Assessment
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.

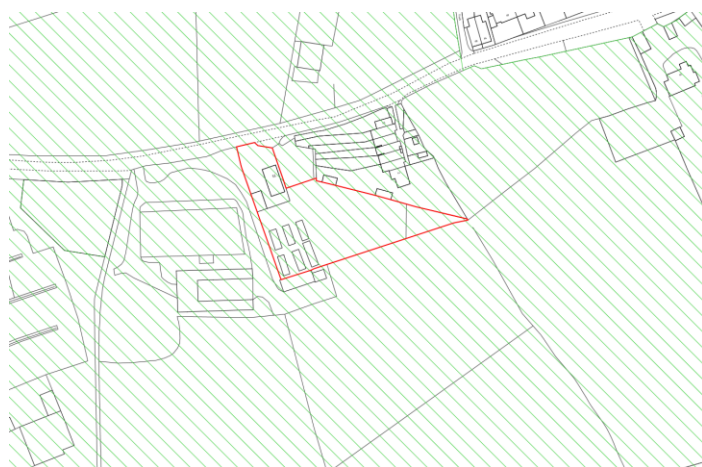
2. Chiswell Green Lane

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.

Relevant Planning History

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

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

Accessibility:

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.

Potential for Regularisation of Pitches at the Existing Site

The GTAA 2024 identified that the site contains 2 unauthorised pitches.

Potential for Intensification of Existing Site

Area containing existing Gypsy Traveller uses: c.2,500m² (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 320m² 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 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.

Qualitative Assessment

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



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.1,850m²
No. of 320m² 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. 320m² 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.

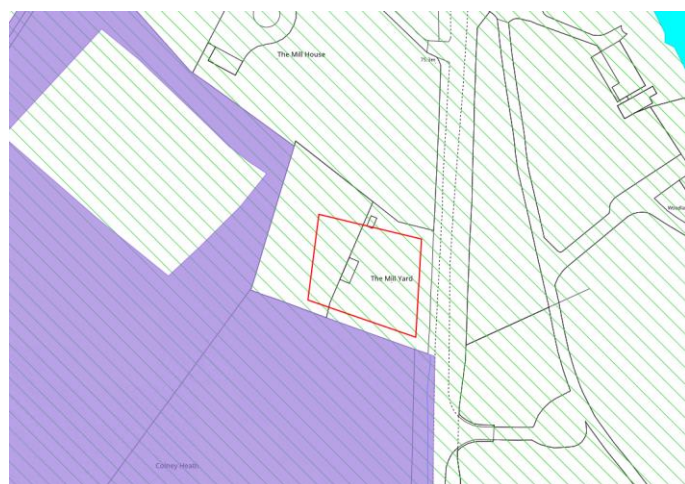
4. Land Adjacent The Mill House

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)	<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 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 ² No. of 320m ² 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.

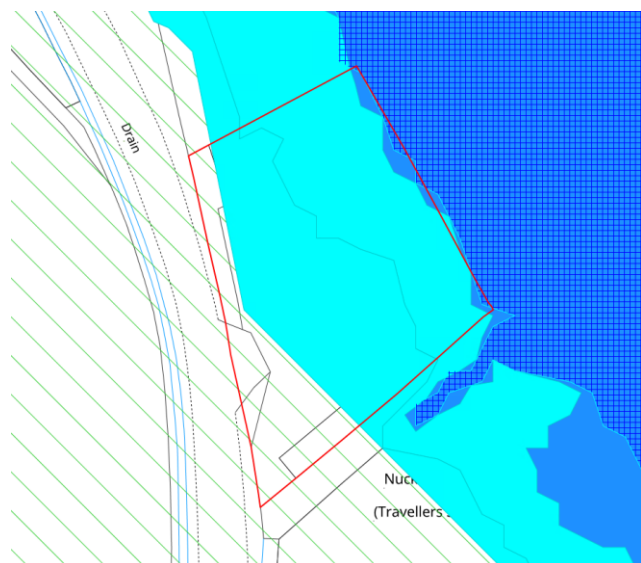
5. Nuckies Farm

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



- | | |
|--------------------|-------------------------------------|
| 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 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.2,400m²
No. of 320m² 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.

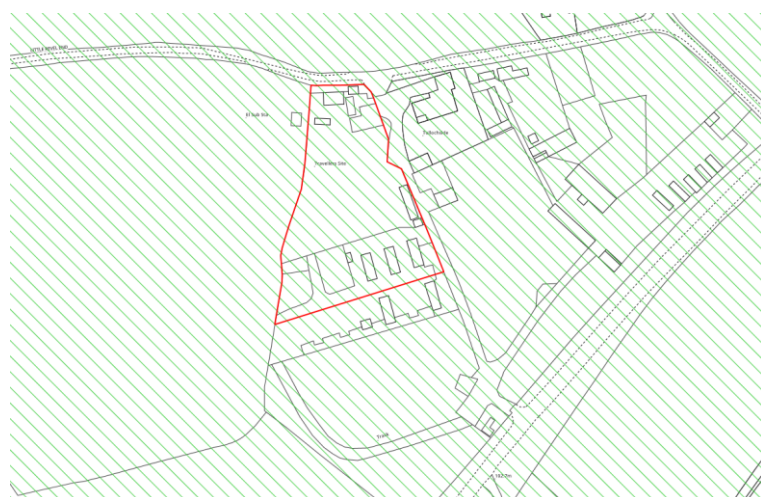
6. Tullochside

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

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 is not within a Green Belt Study settlement buffer.		
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. 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 ² No. of 320m ² 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>Intensification: This assessment indicates that there is not a reasonable prospect that the existing lawful site can accommodate the additional pitches through intensification:</p> <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:</p>

- 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

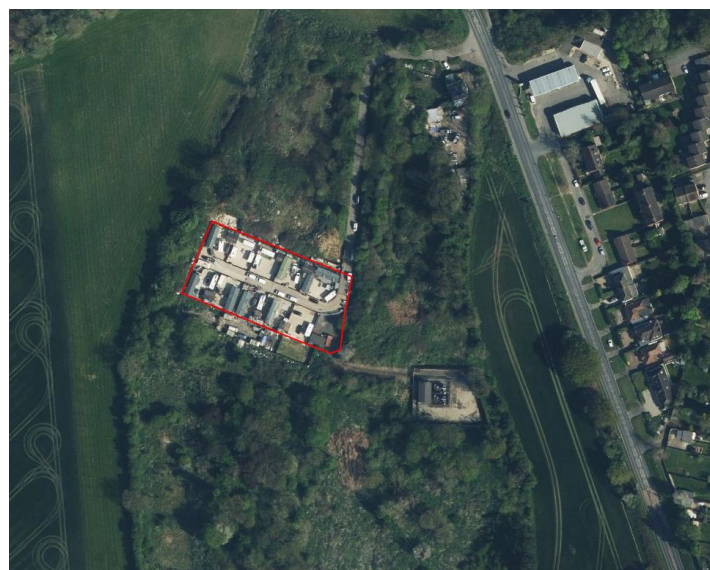
Location of Existing Traveller Site

Constraints Site Map



- | | |
|--------------------|-------------------------------------|
| 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 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	<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. 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 ² No. of 320m ² 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
<p>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.</p> <p>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.</p> <p>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.</p>

Conclusion
<p>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.</p> <p>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.</p>

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

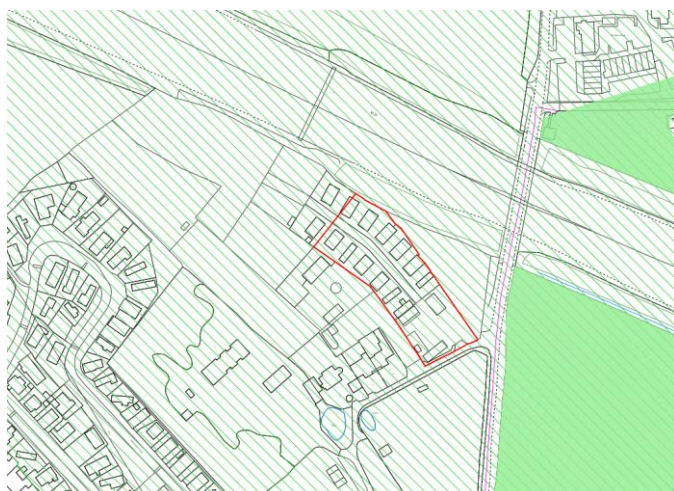
8.a Woodview Lodge

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

<p><u>Woodview Lodge:</u> 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</p> <p>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.</p> <p><u>Land Rear of Hoofprints:</u> 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)</p> <p>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</p>											
<p>Suitability of Location</p>											
<p>Major Policy and Environmental Constraints:</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>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.</p> <p>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.</p> <p>The site size, landscape and topography of the area would not preclude additional pitches.</p> <p>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.</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									
<p>Potential for Regularisation of Pitches at the Existing Site</p> <p>The GTAA 2024 identified that the site contains 9 unauthorised pitches (at Woodview Lodge) and 1 temporary pitch (at Land Rear of Hoofprints).</p>											
<p>Potential for Intensification of Existing Site</p> <p>Area containing existing Gypsy Traveller uses: c.5,100m² (comprising c.3,700m² at Woodview Lodge plus c.1,400m² at Land Rear of Hoofprints) No. of 320m² pitches that could fit in this area: 15</p>											

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

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 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.		
Accessibility:		
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 ² No. of 320m ² 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.

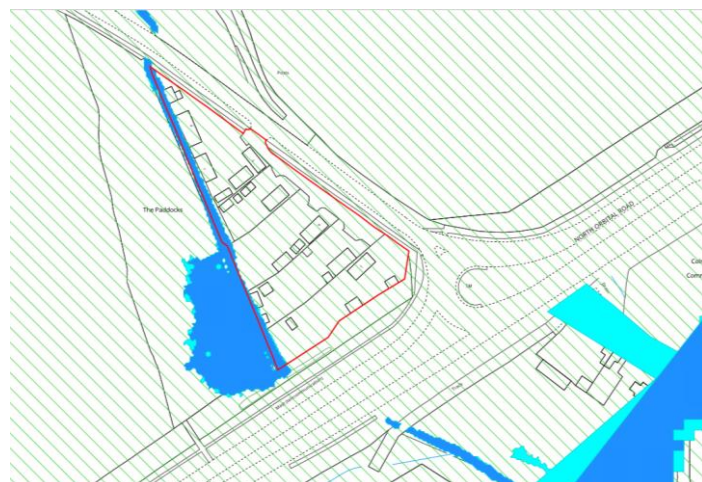
10. The Paddocks

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)

☒ Yes

☐ 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
<p>Other Key Constraints:</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 it is not within a Green Belt Study settlement buffer.</p> <p>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.</p> <p>The site size, landscape and topography of the area would not preclude additional pitches.</p> <p>Accessibility:</p> <p>The site is in close proximity to the strategic road network via the A414, but there is poor availability of local services nearby.</p>		
<p>Potential for Regularisation of Pitches at the Existing Site</p> <p>The GTAA 2024 identified that the site contains no temporary, tolerated or unauthorised pitches.</p>		
<p>Potential for Intensification of Existing Site</p> <p>Area containing existing Gypsy Traveller uses: c.6,500m² No. of 320m² pitches that could fit in this area: 20</p>		
<p>Potential for Expansion of Existing Site</p> <p>Planning application ownership records indicate that the owners of the existing Gypsy Traveller site do not own adjacent land.</p>		

<p>Qualitative Assessment</p> <p>The site currently contains 9 private Gypsy and Traveller pitch.</p> <p>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.</p> <p>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.</p>
--

<p>Conclusion</p> <p>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.</p>
--

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.7,960m² 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.7,960m²

No. of 720m² 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.7,950m² 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.*

<i>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.'</i>		
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 ² No. of 320m ² 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.

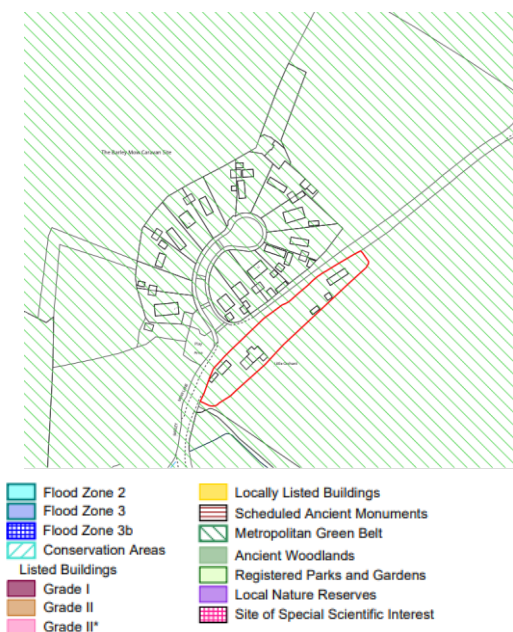
13. Little Orchard

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.1,900m²

No. of 320m² 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.

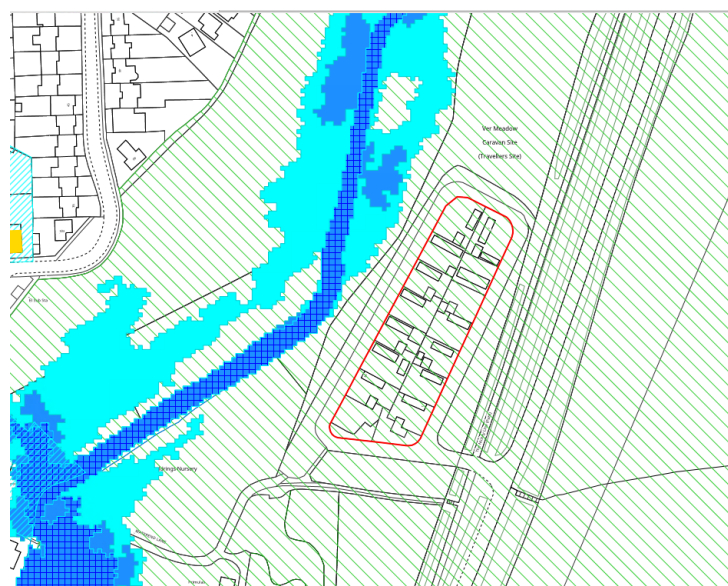
14. Ver Meadows

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.5,000m²
No. of 320m² 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.

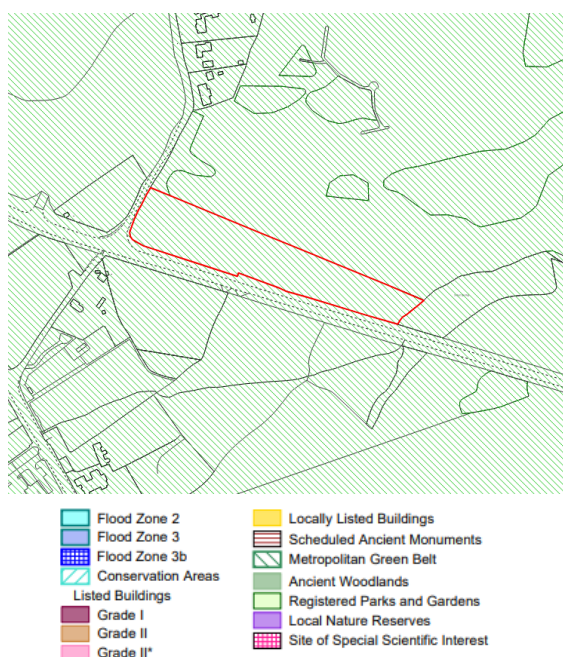
15. Luton Lane

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



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)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Heritage Asset or its setting	<input checked="" type="checkbox"/> Yes	<input 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 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

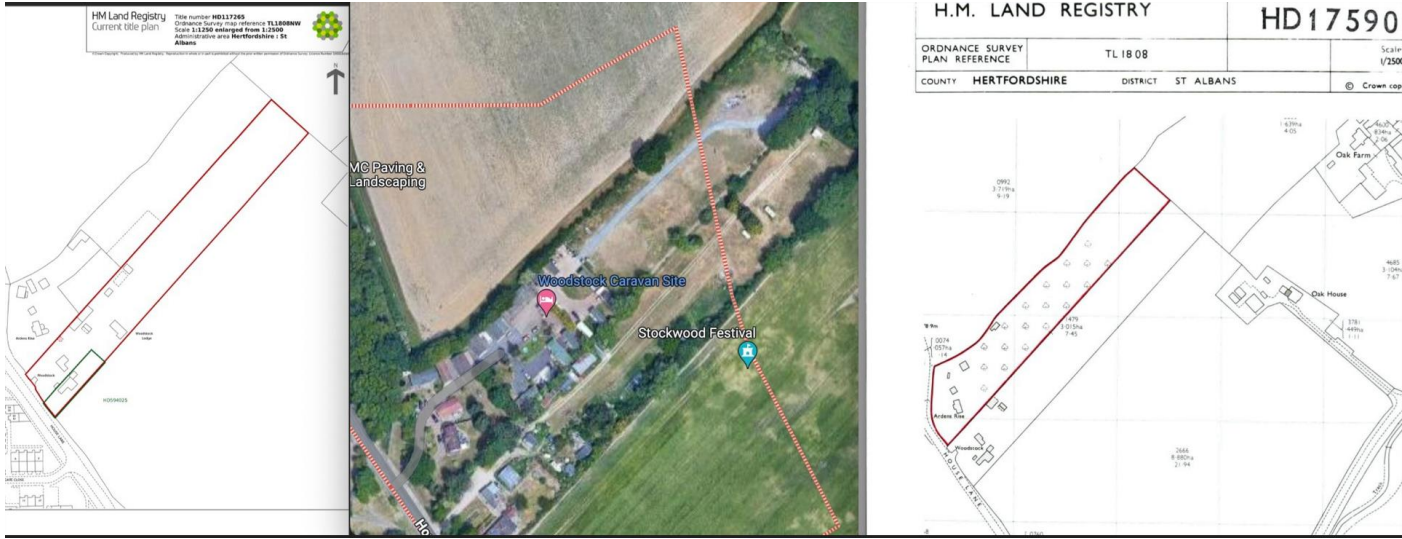
Taking account of the above and the Call for Sites submission, it is noted that the site has the spatial capacity to provide for a significant number of additional pitches. However, as stated in the Council's 'Meeting the Accommodation Needs of Gypsies and Travellers and Travelling Showpeople - Evidence 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.

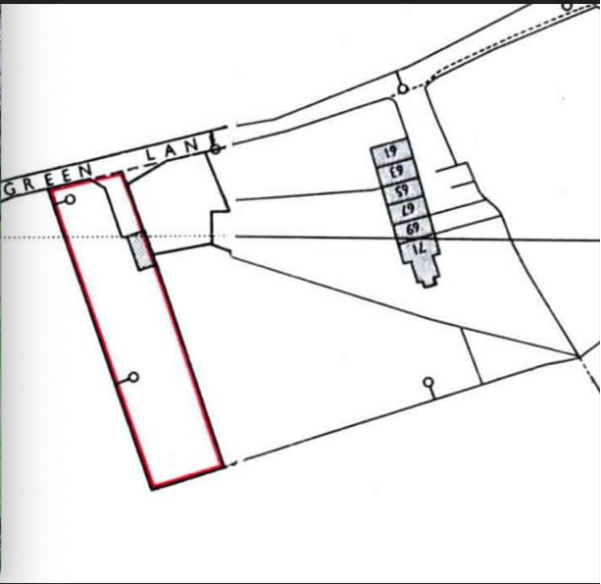

N.B. The identification above of potential capacity is undertaken on a without prejudice basis in relation to individual planning applications.

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:	
<div></div>	
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 m ²
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 ²
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.

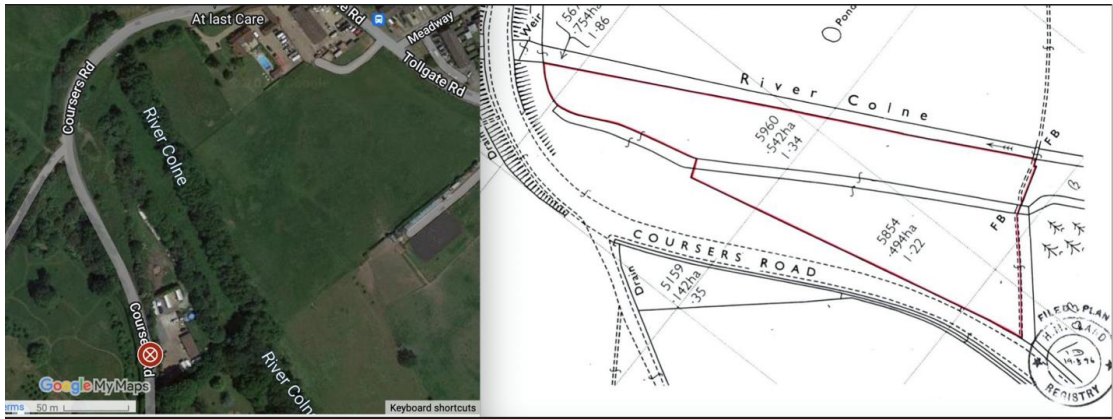
d. **Summary Box of Traveller Call for Sites 2024 Submission - Land Adjacent The Mill House**

SADC Traveller Call for Sites Submission 2024	
Submitted map showing the site:	
N/A	
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>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 & 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>

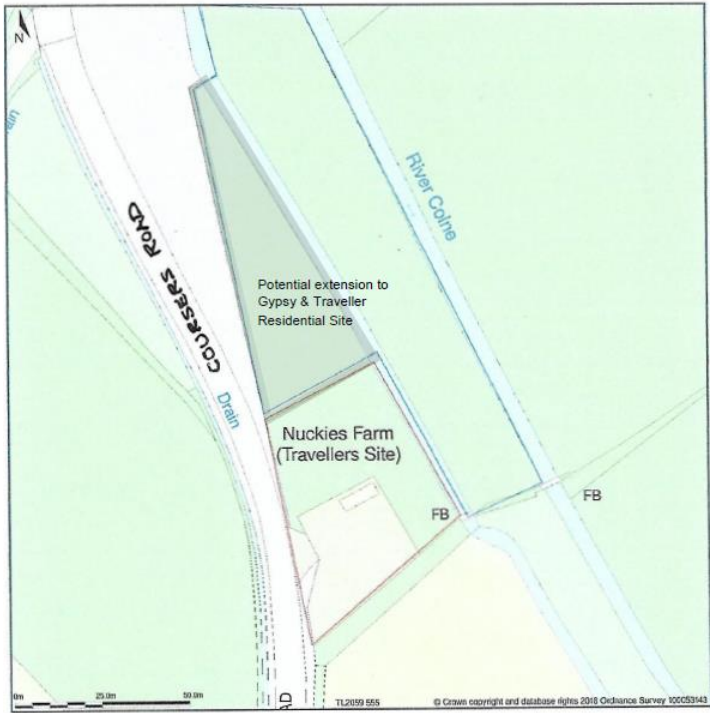
e. Summary Box of Traveller Call for Sites 2024 Submission - Nuckies Farm

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 ²
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:	Through this submission we are acting on behalf of GATE Herts (Gypsy and Traveller Empowerment, Hertfordshire).

	<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>
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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:

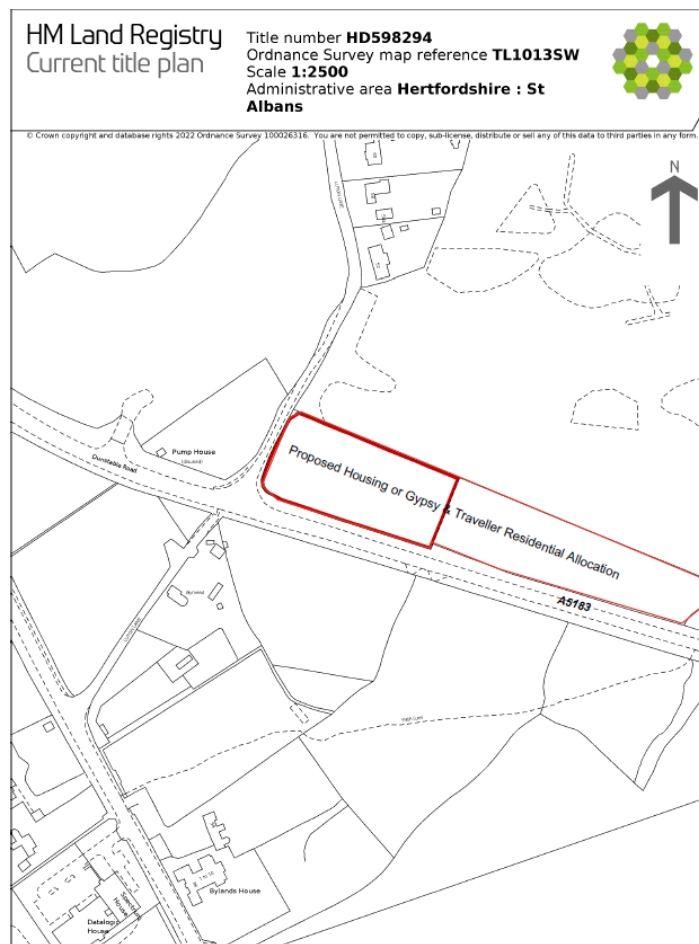
<i>Your details:</i>	<i>Michael Hargreaves, MH Planning, Planning Consultant</i>
<i>Site details:</i>	<i>In the attached plan we have identified two areas of search for the location of additional provision. The two areas can be accessed from the access road to the existing access road, and we have allowed 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. Because of the Council's ownership of the land, it can ensure that it used for an appropriate mix of the following urgent needs:</i>

	<ul style="list-style-type: none"> • <i>An additional social rented site;</i> • <i>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;</i> • <i>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.</i> <p><i>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.</i></p> <p><i>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.</i></p>
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h. Summary Box of Traveller Call for Sites 2024 Submission – Luton Lane

Summary of Traveller Call for Sites Submission 2024

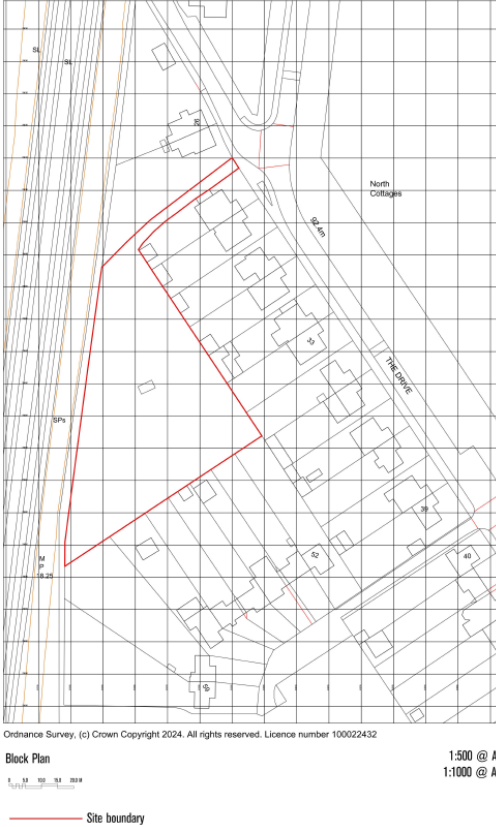
Submitted map showing the site:



Selected details from Call for Sites Form:

Your details:	Michael Hargreaves, MH Planning, Planning Consultant
Site details:	Site Area: Approximately 16,000 m ²
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. 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. 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.