

Broad Location Sites – Recommended to Progress

Table 1 - Summary of proformas contained within this document

Site Reference	HELAA Reference	Site Address
M-020	SA-10-21	North St Albans, AL3 6DD
C-139	SA-22-21	Sewell Park, Harpenden Road, AL3 6BZ
C-078	HTWH-1-18	North East Harpenden, AL5 5EG
C-253	WH-02-21	Land west of Common Lane and Sauncey Wood, AL5 5DW
C-048	HT-01-21	Sauncey View Lodge, Common Lane, AL5 5DN
C-096	R-03-21	West of Redbourn, AL3 7HZ
C-098	R-06-21	Land at Gaddesden Lane, Redbourn, AL3 7DS
M-026	SAN-06-21	East St Albans, AL4 9JJ
C-032	CH-36-21	Glinwell, Hatfield Road, AL4 0HE
M-010	LC-02-21	West of London Colney, AL2 1LN
M-006	HT-07-21	North West Harpenden, AL5 3NP
C-234	STS-51-21	Harper Lane, WD7 7HU

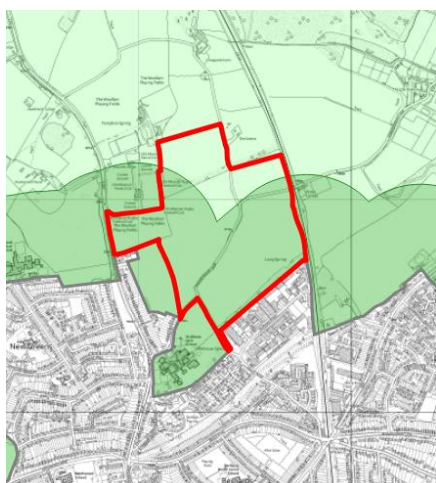
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Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-020	SA-10-21	SA-62, SA-63a, SA-66, SA-69 & partially SA-63c / Not Recommended	North St Albans, AL3 6DD	St Albans (unparished)	49.21	Agricultural	Primarily residential

Location of Site

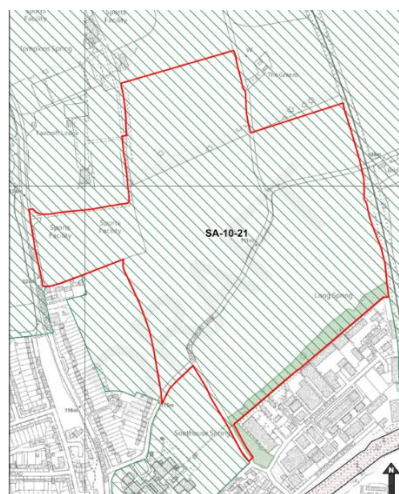
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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
- Registered Parks and Gardens
- Listed Buildings
- Local Nature Reserves
- Grade I
- Site of Special Scientific Interest
- Grade II
- Grade II*

Aerial of Site



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Description of Site

The site is located north of St Albans, and the southern boundary runs along the side of Porters Wood Industrial Estate, and then around the St Alban's Girls School Playing Field. To the west lies Harpenden Road with housing beyond, and to the east lies the Midland Main Line.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially – 75%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	W
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	M
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	10 - Weak	10 - Medium	11 - Strong
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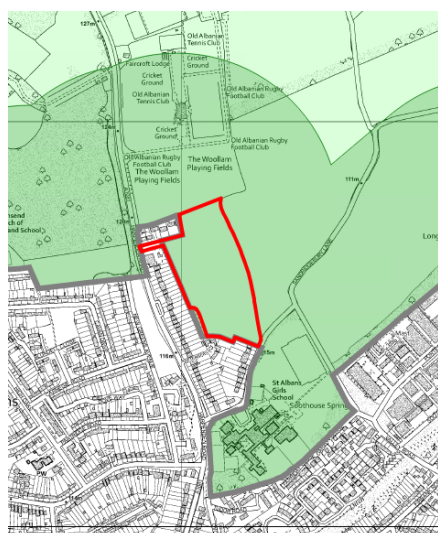
Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>This site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.5 kilometres from a primary school, and 650 metres from a secondary school, 590 metres from a bus stop, 3.3 kilometres from St Albans City Station and 1.2 kilometres from a Local Centre.</p> <p>A woodland TPO can be find within the site parallel to the south eastern boundary, which is also a an Ancient Woodland, a deciduous woodland Priority Habitat and a County Wildlife Site. The site is within the 100 metres buffer of an archaeological area subject to recording conditions and a landscape conservation area.</p> <p>Potential access is via Sandridgebury Lane, Harpenden Road (A1081) and Valley Road. A public right of way runs through the eastern part of the site.</p> <p>This site adjoins St Albans which is a Tier 1 Settlement. It offers a wide range of significant Economic, Environmental and Social benefits including; housing, affordable housing, a 3FE primary school, a significant scale of sustainable transport improvements and jobs.</p> <p>This site is recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-139	SA-22-21	SA-62 / Not Recommended	Sewell Park, Harpenden Road, AL3 6BZ	St Albans (unparished)	5.41	Agricultural	Primarily residential

Location of Site

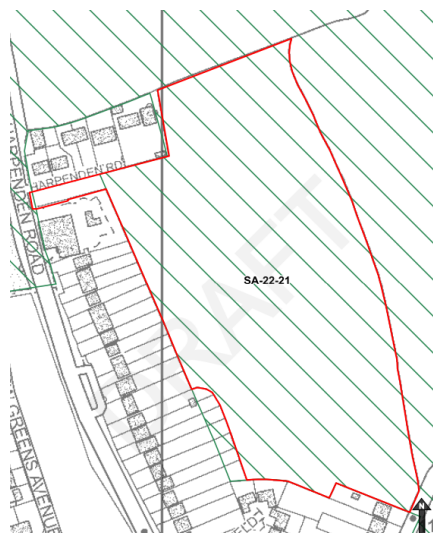
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located north of St Albans, and the southern boundary is adjacent to residential properties along Sandridgebury Lane, with St Alban's Girls School Playing Field beyond. To the west lie residential properties along Harpenden Road, open fields lie to the east and playing fields lie to the north.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	M
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	5 - Weak	9 - Medium	16 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. Most of the site is within the Green Belt. It is within the 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 370 metres of a secondary school, 220 metres from a bus stop, 3.3 kilometres from St Albans railway station and 980 metres from a Local Centre.</p> <p>The site is greenfield land, with existing woodland along the strip of the site leading to Harpenden Road (A1081) and the northern site boundary. There are also mature trees along the site's boundaries and a group within the centre. The western edge of the site is within the 100 metres buffer of a landscape conservation area.</p> <p>Potential access is via Harpenden Road (A1081) and Sandridgebury Lane.</p> <p>The relatively small scale of the site, and being adjacent to other sites, means that it could be brought forward as part of a co-ordinated cluster. If combined with site M-020 they offer a wide range of significant Economic, Environmental and Social benefits including; housing, affordable housing, a 3FE primary school, a significant scale of sustainable transport improvements and jobs.</p>

This site received planning permission for residential use (ref 5/2021/0423).

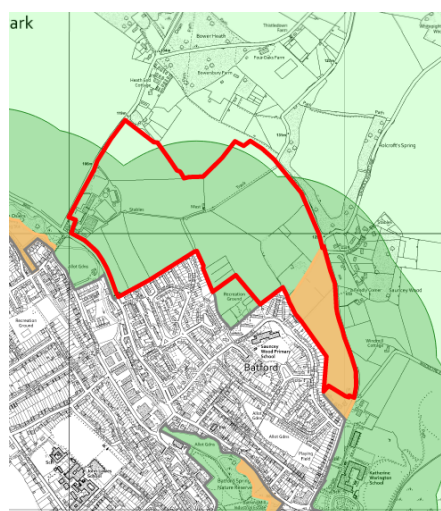
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-078	HTWH-1-18	SA-24 / RA-17 (partially) & RC-3 (partially)	North East Harpenden, AL5 5EG	Harpenden Town/ Wheathampstead	42.8	Agricultural / Equestrian / Tele-communications	Primarily residential

Location of Site

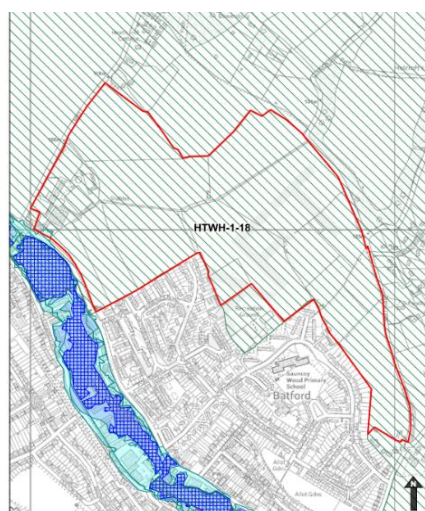
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located to the north east of Harpenden. The bulk of the western and the southern boundary is adjacent to the residential area of Batford. Part of the western boundary follows Lower Luton Road and the River Lea, and part follows Bower Heath Lane. The eastern boundary follows Common Lane, and there are agricultural buildings to the north. There are two public rights of way through the site.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 99%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes (Partly less important)
Located within Green Belt Study Recommended for further Consideration area	Partially - 14%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
Heritage Asset or its setting	S

Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	W
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	15 - Medium	12 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 report.</p> <p>This site is adjacent to Harpenden, a Tier 2 Settlement. The whole site is within the Green Belt. It is mostly within the metres Green Belt Study settlement buffer.</p> <p>The site is located approximately; 500 metres from a primary school, 1.1 kilometres from a secondary school, 500 metres from nearest bus stop, 2.5 kilometres from Harpenden mainline railway station, 760 metres from a Local Centre.</p> <p>A small part of the site is within flood zones 2, 3a + 35% climate change and 3a + 70% climate change. The site is adjacent to a County Wildlife Site, which is also a deciduous woodland Priority Habitat. Strips of undesignated woodland and mature trees can be found inside and along site boundaries.</p> <p>The whole site is within a landscape conservation area.</p> <p>An electricity substation and telecommunications site can be found in centre of the site.</p>

Potential access is via Bower Heath Lane (B652) to the north west and Lower Luton Road (B653) to the west, and possibly Common Lane.

This site adjoins Harpenden which is a Tier 2 settlement. The site, with sites C-253 and C-048, offers a wide range of significant Economic, Environmental and Social benefits including; housing, affordable housing, a 3FE primary school, a significant scale of sustainable transport improvements and jobs.

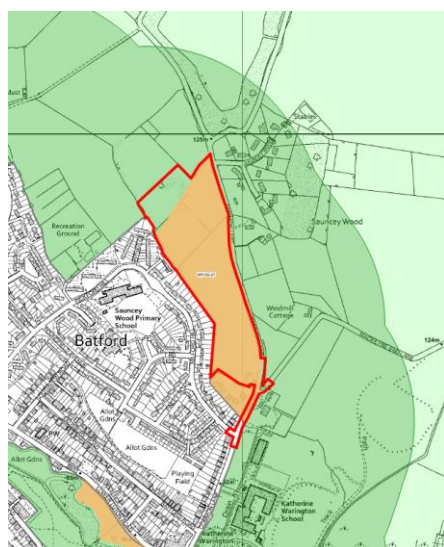
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-253	WH-02-21	SA-24 & SA-27 / RA-17 & RC-3	Land west of Common Lane and Sauncey Wood, AL5 5DW	Wheathampstead	7.19	Agri-cultural	Primarily residential

Location of Site

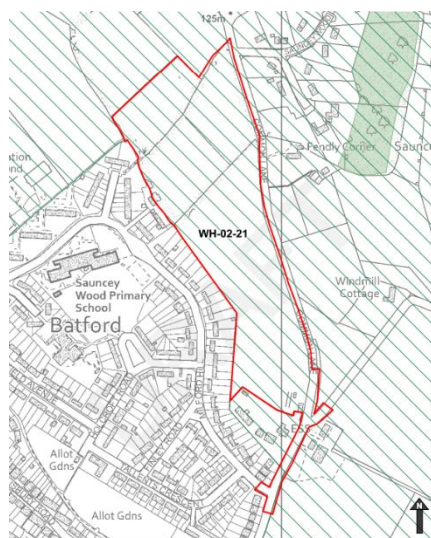
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 north east of Harpenden adjacent to Batford, which is a primarily residential area. Common Lane forms the eastern boundary, with fields to the north and Katherine Warrington School to the south east.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes (Partly less important)
Located within Green Belt Study Recommended for further Consideration area	Partially - 84%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
Accessibility	

Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	W
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	4 - Weak	10 - Medium	17 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 report.</p> <p>This site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 450 metres from a primary school, 750 metres from a secondary school, 440 metres from a bus stop, 2.5 kilometres from Harpenden mainline railway station and 860 metres from a Local Centre.</p> <p>A small part of the site is within the 100 metres buffer of a County Wildlife Site. Strips of woodland runs through and adjacent to the site. Some trees, bushes and hedgerows border the site.</p> <p>The whole site is within a landscape conservation area.</p> <p>Potential access is via Common Lane, which is a single lane. A public right of way footpath crosses the northern quarter of the site.</p> <p>The relatively small scale of the site, and being next to other sites, means that it could be brought forward as part of a co-ordinated cluster. If combined with sites C-078 and C-048, they offer a wide range of significant</p>

Economic, Environmental and Social benefits including a 3FE primary school, a significant scale of sustainable transport improvements and jobs.

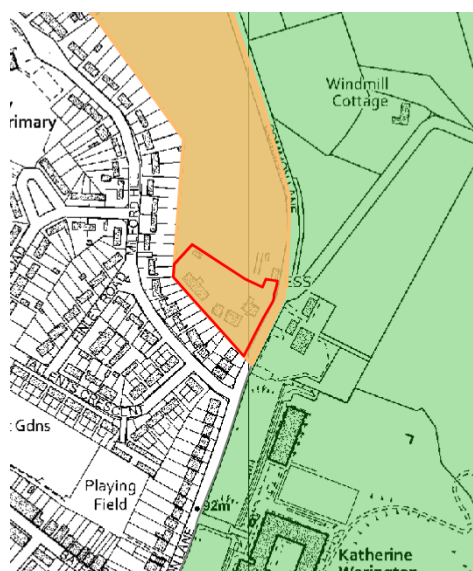
The site is recommended to progress.

Local Plan Site Selection Assessment Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-048	HT-01-21	SA-27 / RA-18 & RC-3	Sauncey View Lodge, Common Lane, AL5 5DN	Harpenden Town	0.56	Residential	Primarily residential

Location of Site

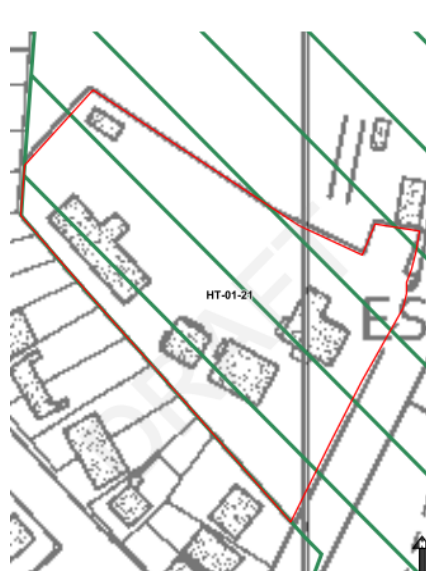
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 north east of Harpenden adjacent to Batford, which is a primarily residential area. Common Lane lies to the east, and Katherine Warrington School to the south east.

This site was assessed in terms of its sustainable development potential:

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	Partially - 17%
Located within Green Belt Study weakly performing area	Yes
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or affect the setting or its setting	S
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S

Distance to the nearest mainline railway station	M
Distance to the nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	S
Distance to nearest secondary school	S
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	S
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	S
Green Infrastructure Corridors	S
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	2 - Weak	4 - Medium	26 - Strong
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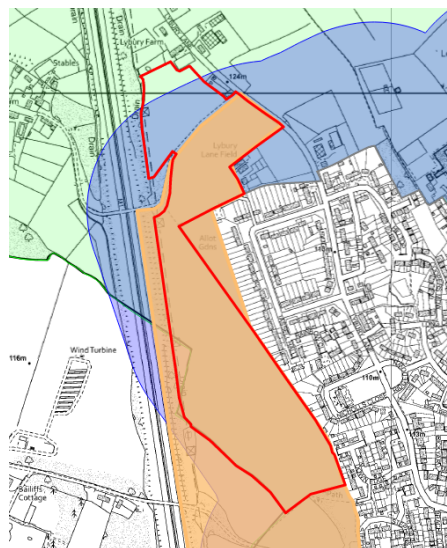
Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>This site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is within 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 730 metres from a primary school, 460 metres from a secondary school, 150 metres from a bus stop, 2.3 kilometres from Harpenden railway station and 850 metres from a Local Centre.</p> <p>The whole site is within a landscape conservation area. There are mature trees border the site.</p> <p>Potential access is via Common Lane, which along this section is a single lane and narrow.</p> <p>The relatively small scale of the site, and being next to other sites, means that it could be brought forward as part of a co-ordinated cluster. If combined with sites C-078 and C-253, they offer a wide range of significant Economic, Environmental and Social benefits including a 3FE primary school, a significant scale of sustainable transport improvements and jobs.</p> <p>This site is recommended to progress.</p>

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-096	R-03-21	SA-3a and SA-3b/ RA-3	West of Redbourn, AL3 7HZ	Redbourn	14.85	Agricultural	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
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- 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 west of Redbourn, east of the M1 motorway, north of Flamsteadbury Lane and south of Lybury Lane.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 100%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W

Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	S
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	S
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	7 - Weak	8 - Medium	16 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1 kilometre to a primary school, 6.2 kilometres to a secondary school, 750 metres to a bus stop, 6.8 kilometres from Harpenden railway station and 1.3 kilometres to a District Centre.</p> <p>Part of the site is within the 100 metres buffer of a traditional orchard Priority Habitat. A strip of undesignated woodland lies between the western site boundary and the M1 motorway. A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>An oil pipeline runs through the site, electricity pylons and two telecommunication sites.</p> <p>The whole site is within the Chiltern Beechwoods SAC Zone of Influence.</p> <p>There are two public rights of way running through the site.</p> <p>The presence of the M1 immediately to the west may cause noise and air pollution.</p> <p>This site adjoins Redbourn which is a Tier 4 settlement. The site could be brought forward as part of a co-ordinated cluster with C-098. If combined with site C-098, they offer a wide range of significant Economic,</p>

Environmental and Social benefits including a 2FE primary school, a significant scale of sustainable transport improvements and jobs.

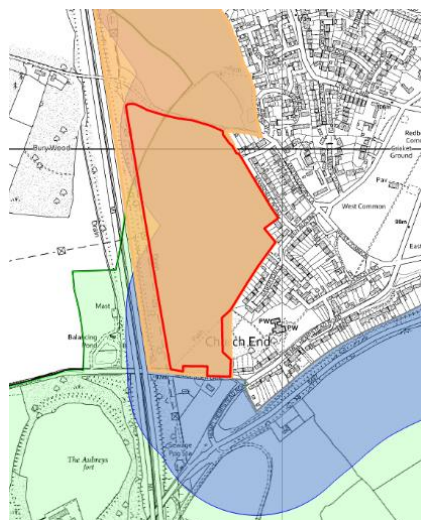
The site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-098	R-06-21	SA-1/ RA-1	Land at Gaddesden Lane, Redbourn, AL3 7DS	Redbourn	14.04	Agricultural	Primarily residential

Location of Site

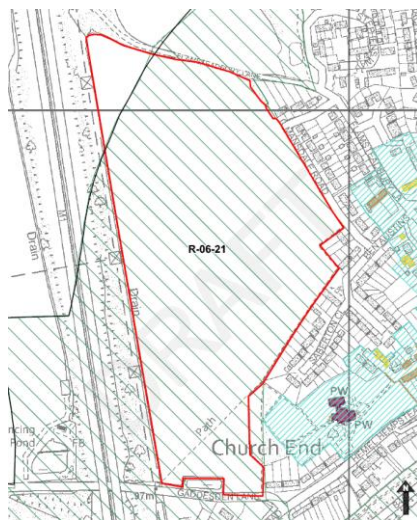
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 west of Redbourn, east of the M1 motorway, north of Gaddesden Lane and south of Flamsteadbury Lane.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 99%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S

Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	S
Existing Woodland	M
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	W
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	M
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	W
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	8 - Medium	14 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Redbourn, a Tier 4 Settlement. The whole site is within the Green Belt. It is mostly within 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 900 metres from a primary school, 4.8 kilometres from a secondary school, 400 metres from a bus stop, 7 kilometres from Harpenden railway station and 1.4 kilometres from a Local Centre.</p> <p>The site is within the 100 metres buffer of Grade I listed Parish Church of St Mary, locally listed buildings, a conservation area and an archaeological area subject to recording conditions.</p> <p>A small part of the site is within the 100 metres buffer of a County Wildlife Site. The site is adjacent to a strip of undesignated woodland and a line of mature trees. A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>An oil pipeline runs through the site, parallel with the western and southern boundary. Two electricity pole towers and a small electrical feature are adjacent to the site.</p> <p>The presence of the M1 immediately to the west may cause noise and air pollution.</p> <p>Potential access is via Gaddesden Lane, Mansdale Road or Flamsteadbury Lane. There are two public rights of way through the site.</p> <p>This site adjoins Redbourn which is a Tier 4 settlement. The site could be brought forward as part of a co-ordinated cluster with C-096. If combined with site C-096, they offer a wide range of significant Economic,</p>

Environmental and Social benefits including a 2FE primary school, a significant scale of sustainable transport improvements and jobs.

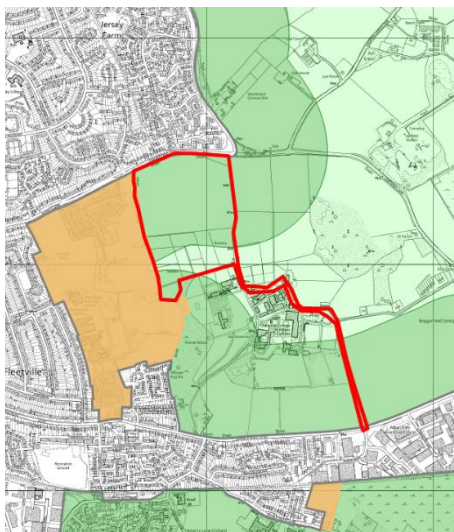
The site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-026	SAN-06-21	SA-77b & SA-77c / Not recommended	East St Albans, AL4 9JJ	Sandridge	23.69	Education (N.B. Residential permission 5/2013/2589 site boundary falls within most of the HELAA site boundary, but the permitted buildings are outside)	Primarily residential

Location of Site

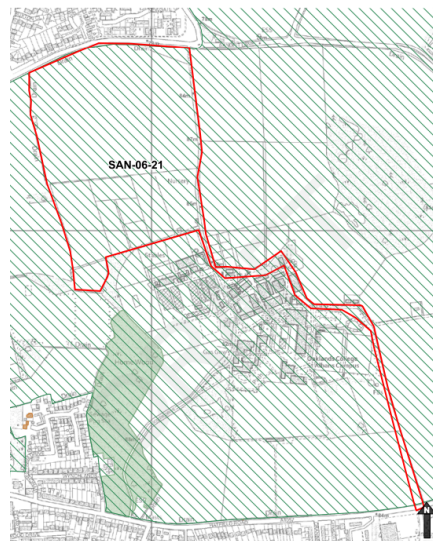
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 east of St Albans, to the north is Sandpit Lane, to the west is a new residential area under construction, to the east is North Drive and to the south lies the main campus of Oaklands College.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 81%
Located on previously developed land	No – 0%
Located within Green Belt Study weakly performing area	Partially - 33.8%
Located within Green Belt Study less important area	Partially - 33.8%
Located within Green Belt Study Recommended for further Consideration area	No

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	S

Ancient Woodland	M
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	S
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	13 - Medium	12 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.2 kilometres from a primary school, 1.8 kilometres from a secondary school, 480 metres from a bus stop, 3.3 kilometres from St Albans mainline railway station, 1.1 kilometres from a District Centre.</p> <p>A small part of the site is within the 100 metres buffer of an Ancient Woodland, which is also a County Wildlife Site. A small part of the site is also within the 100 metres buffer of a traditional orchard and deciduous woodland Priority Habitat. The whole of the site is covered by an area TPO. A Strategic Flood Risk Assessment Level 2 was carried out for this site.</p> <p>A telecommunication site (electrical box) lies just within southern boundary.</p>

Potential access is from Sandpit Lane and North Drive, and south Hatfield Road. A public right of way footpath runs along the western boundary of the site and across the southern section of the site.

This site adjoins St Albans which is a Tier 1 Settlement. It offers a wide range of significant Economic, Environmental and Social benefits including: housing, affordable housing, a secondary school, a primary school, a significant scale of sustainable transport improvements and jobs.

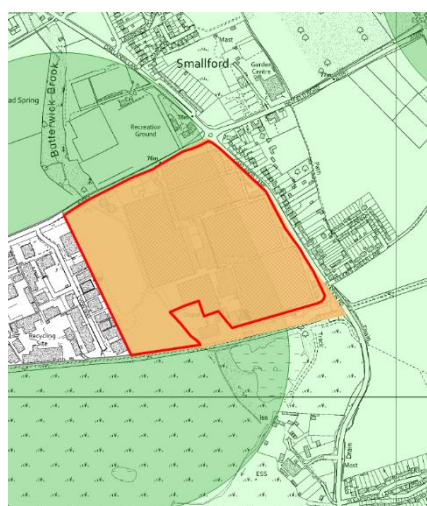
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
C-032	CH-36-21	SA-84 & SA-92 / RA-37 (partially) & RC-9	Glinwell, Hatfield Road, AL4 0HE	Colney Heath	20.85	Storage and distribution	Primarily residential

Location of Site

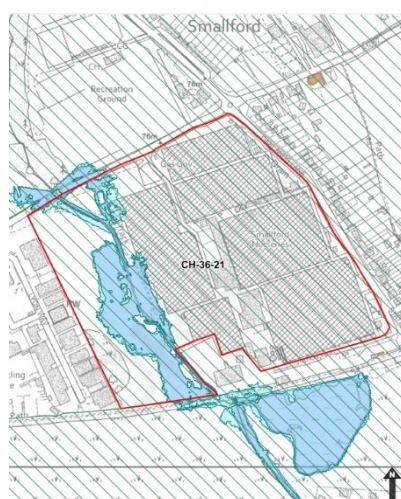
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



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

Aerial of Site



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Description of Site

The site is located to the east of St Albans and Alban Park Industrial Estate. To the north of the site is Hatfield Road (A1057) and a recreation ground, with the junction of Hatfield Road and Station Road within Smallford village to the north east. On the east side of Station Road is housing. To the south is Alban Way cycle route, beyond which lies fields, a small lake, and an employment site.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 81%
Located on previously developed land	Partially – 4%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	Yes
Located within Green Belt Study Recommended for further Consideration area	Yes

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
Heritage Asset or its setting	M
Ancient Woodland	S
Accessibility	

Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	S
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	S
Source Protection Zones	M
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	M
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	9 - Weak	9 - Medium	13 - Strong
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Qualitative Assessment
<p>The site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to St Albans, a Tier 1 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.9 kilometres from a primary school, 1.9 kilometres from a secondary school, 210 metres from a bus stop, 4.2 kilometres from St Albans railway station and 760 metres from an Out of Centre Retail Park.</p> <p>Part of the site, to the west, lies within Flood Zones 2, 3a, 3a + 35% climate change and 3a + 70% climate change. The Strategic Flood Risk Assessment Level 2 requires this site to pass the exception test.</p> <p>The Three Horseshoes public House is a Grade II listed building to the east on Hatfield Road.</p> <p>The site contains a County Wildlife Site, part of which is also a deciduous woodland Priority Habitat. Aerial shots does not show any trees in the designated area. The site is adjacent to and within the 100 metres buffer of other County Wildlife Sites, deciduous woodlands and a traditional orchard Priority Habitats.</p>

The site contains two TPO groups with another along the boundary. One TPO area can be found within the site and another just outside of the site.

The site contains a gas regulator station and is adjacent to contaminated land.

Proposed access is via Hatfield Road (A1057) and Station Road.

This site adjoins St Albans which is a Tier 1 Settlement. It offers a wide range of significant Economic, Environmental and Social benefits including a significant scale of sustainable transport improvements and jobs.

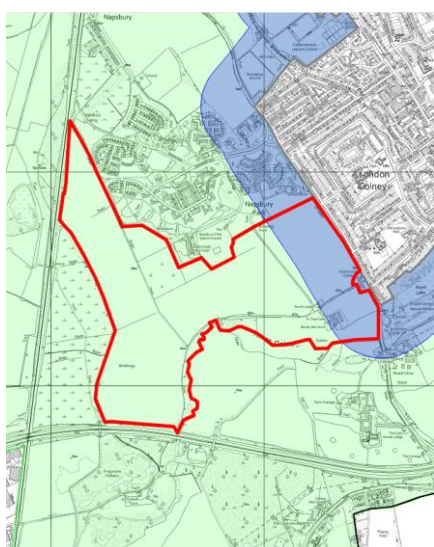
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current land use	Proposed use
M-010	LC-02-21	SA-145, SA-146, SA-147 & SA-148 / Not Recommended	West of London Colney, AL2 1LN	London Colney	73.66	Agricultural	Primarily residential

Location of Site

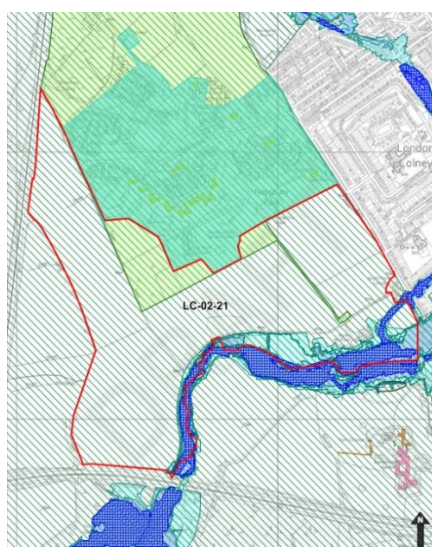
Green Belt Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 to the west of Shenley Lane and south of the Napsbury Estate and Historic Park. To the west of the site is the Midland Main Line, south is the M25 and the River Colne and primarily agricultural land.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Partially -19%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	No
Located within Green Belt Study less important area	No
Located within Green Belt Study Recommended for further Consideration area	No

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	W
Heritage Asset or its setting	W
Ancient Woodland	S
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	M

Distance to nearest mainline railway station	W
Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	M
Archaeological Assets including their setting	W
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	S
Air Quality	S
Utilities and Infrastructure	M
Tree Preservation Order (TPO) trees	M
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	M
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	12 - Weak	10 - Medium	9 - Strong
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Qualitative Assessment
<p>The site is not recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>This site adjacent to London Colney, a Tier 3 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is partially within the 250 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 900 metres from a primary school, 4 kilometres from a secondary school, 680 metres from a bus stop, 5.6 kilometres from St Albans mainline railway station and 1.3 kilometres from a District Centre.</p> <p>Part of the southern area of the site is within flood zones 2, 3, 3a, 3b, 3a + 35% climate change and 3a + 70% climate change.</p> <p>The site contains a County Wildlife Site, and a traditional orchard and deciduous woodland Priority Habitats. The site is within the 100 metres buffer of other deciduous woodlands, traditional orchards, and lowland fens Priority Habitats. A large TPO area is adjacent to the north of the site, and a woodland TPO is outside of the site but near to the eastern boundary. Mature trees border the site.</p> <p>The site contains and is adjacent to a registered park and garden. The site is adjacent to a conservation area. The site is within the 100 metres buffer of a listed building, two locally listed buildings, and a scheduled monument.</p>

The site contains two archaeological area subject to recording conditions and is adjacent to another.

There is contaminated land in a small section in the south of the site, and just outside part of the northern and eastern boundaries. There is a gas regulator station just beyond the north east corner.

Potential access is via Shenley Lane or gained by an extension to Pengrum Drive to the north of the site. Two public rights of way footpaths cross the site along the southern boundary and directly through the middle.

This site adjoins London Colney which is a Tier 3 settlement. It offers a wide range of significant Economic, Environmental and Social benefits including: housing, affordable housing, a secondary school, a significant scale of sustainable transport improvements and jobs.

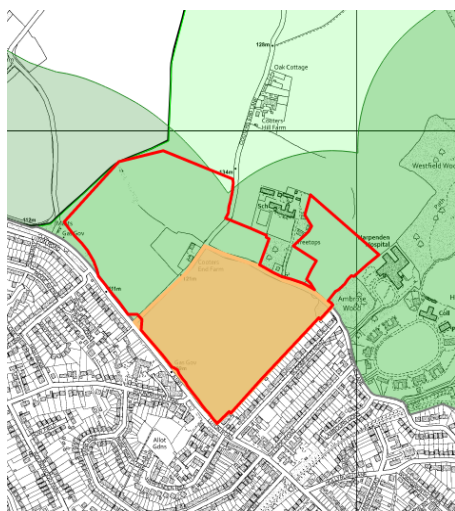
This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
M-006	HT-07-21	SA-19, SA-20 & SA-21 (partially in all 3) / RA-15 (partially)	North West Harpenden, AL5 3NP	Harpenden Town	27.43	Agricultural	Primarily residential

Location of Site

Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

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 lies to the north of Harpenden adjacent to the border of the District. Residential properties lie to the south west and south east of the site. To the east lies woodland and a hospital. To the north east is The Kings School and agricultural land.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes – 99%
Located on previously developed land	Partially - <1%
Located within Green Belt Study weakly performing area	Partially – 14%
Located within Green Belt Study less important area	Partially – 43%
Located within Green Belt Study Recommended for further Consideration area	Partially – 43%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	S
Heritage Asset or its setting	W
Ancient Woodland	M
Accessibility	
Distance to nearest bus stop (with at least peak hourly service)	S
Distance to nearest mainline railway station	M

Distance to nearest branch line railway station	W
Distance to the nearest employment site/location	M
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	M
Distance to nearest infant/primary school	M
Distance to nearest secondary school	M
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	M
Priority Habitats (listed on S.41 of the NERC Act)	M
Existing Woodland	M
Archaeological Assets including their setting	S
Landscape Conservation Areas including their setting	W
Source Protection Zones	M
Access to Open Space	M
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	W
Areas of non-designated biodiversity	M
Green Infrastructure Corridors	M
Access to the Site	S
Contamination	W
Mineral Resource	S
Waste	S
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	6 - Weak	14 - Medium	11 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 Report.</p> <p>The site is adjacent to Harpenden, a Tier 2 Settlement in the Settlement Hierarchy. The whole site is within the Green Belt. It is mostly within 400 metres Green Belt Study settlement buffer.</p> <p>The site is approximately; 1.3 kilometres from a primary school, 1.4 kilometres from a secondary school, 350 metres from a bus stop and 2.3 kilometres from Harpenden mainline railway station and 690 metres from a Local Centre.</p> <p>Cooters End Farm is a Grade II listed building within the middle of the site. The whole site is within a landscape conservation area.</p> <p>Part of the site is within the 100 metres buffer of an Ancient Woodland which is also a deciduous woodland Priority Habitat and a County Wildlife Site. The site is adjacent to and within the 100 metres buffer of other County wildlife Sites, and deciduous woodland and traditional orchard Priority Habitats. A line of mature trees and hedgerows border the site. The site contains a woodland TPO.</p> <p>The site contains an area of contaminated land.</p> <p>Potential access is via Luton Road/A1081 along the west of the site and Cooters End Lane running through the site.</p>

This site adjoins Harpenden which is a Tier 2 settlement. It offers a wide range of significant Economic, Environmental and Social benefits including a significant scale of sustainable transport improvements and jobs. This site is recommended to progress.

Local Plan Site Selection Proforma Sheet

Site Ref	HELAA Ref	Green Belt Sub-Area Ref	Site Address	Parish	Area in Ha	Current Land Use	Proposed Use
C-234	STS-51-21	SA-152, SA-153, SA-154, SA-156, SA-157, RA-48 /RC-11	Harper Lane, WD7 7HU	St Stephen	20.11	Employment	Primarily residential

Location of Site

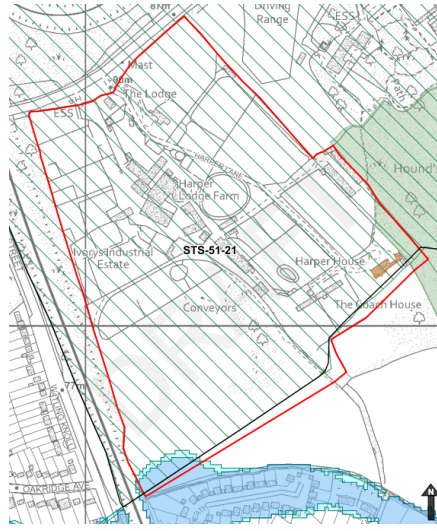
Green Belt Settlement Buffer Map



Legend

- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Metropolitan Green Belt
- Green Belt Study Recommended Area
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

Constraints Site Map



- Flood Zone 2
- Flood Zone 3
- Flood Zone 3b
- Conservation Areas
- 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 at the southern boundary of St Albans District. To the north is Harper lane, the Midland Main Line and Watling Street lie to the west. To the east lies a golf driving range, care homes and woodland, and to the south is Radlett.

This site was assessed in terms of its sustainable development potential

Location	Yes, Partially or No
Located within Green Belt Buffer or settlement area	Yes - 93%
Located on previously developed land	Partially – 59%
Located within Green Belt Study weakly performing area	Partially (Does not Meet) - 31%
Located within Green Belt Study less important area	Partially – 58%
Located within Green Belt Study Recommended for further Consideration area	Partially – 58%

Major Policy and Environmental Constraints

Functional Floodplain (or climate change floodplain)	M
Heritage Asset or its setting	W
Ancient Woodland	W
Accessibility	

Distance to nearest bus stop (with at least peak hourly service)	M
Distance to nearest mainline railway station	M
Distance to nearest branch line railway station	M
Distance to the nearest employment site/location	S
Distance to the strategic road network for employment sites	N/A
Distance to local centre/town centre/village centre	W
Distance to nearest infant/primary school	M
Distance to nearest secondary school	W
Distance to nearest GP surgery	M
Other Key Constraints	
Agricultural Land Classification	W
Nationally (European) Protected Sites (SSSI)	S
Local or Regional Nature Conservation sites	W
Priority Habitats (listed on S.41 of the NERC Act)	W
Existing Woodland	W
Archaeological Assets including their setting	M
Landscape Conservation Areas including their setting	S
Source Protection Zones	W
Access to Open Space	W
Air Quality	S
Utilities and Infrastructure	S
Tree Preservation Order (TPO) trees	S
Areas of non-designated biodiversity	W
Green Infrastructure Corridors	W
Access to the Site	S
Contamination	W
Mineral Resource	M
Waste	W
Chiltern Beechwoods SAC Zone of Influence	S
Buncefield Protection Zone	S

CRITERION BASED ASSESSMENT TOTAL	14 - Weak	8 - Medium	9 - Strong
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Qualitative Assessment
<p>Part of the site is recommended for further consideration by the Green Belt Review Stage 2 report.</p> <p>The site is within the Green Belt buffer of Radlett, a settlement in Hertsmere Borough Council. The whole site is within the Green Belt. It is mostly within 400 metres Green Belt Study settlement buffer.</p> <p>The site is located approximately; 2.8 kilometres from a primary school, 5.5 kilometres from a secondary school, 680 metres from a bus stop, and 2 kilometres to Radlett mainline railway station and town centre.</p> <p>Part of the site is within flood zones, 3, 3a, 3a + 35% climate change and 3a + 70% climate change. The Strategic Flood Risk Assessment Level 2 requires this site to pass the exception test.</p> <p>The site contains an area of Ancient Woodland, which is also designated as a County Wildlife Site and a deciduous woodland Priority Habitat. The site is adjacent to other deciduous woodland Priority Habitats and an archaeological area subject to recording conditions. The site contains a listed building and is within the 100 metres buffer of another.</p> <p>The site contains two areas of contaminated land and an Existing Safeguarded Site. Some of site lies within the buffer zone of a Rail Aggregates Depot.</p>

Potential access is via Harper Lane (B556).

This site adjoins Radlett which is a higher tier settlement. It offers a wide range of significant Economic, Environmental and Social benefits including, a significant scale of sustainable transport improvements and jobs.

The site is recommended to progress.