

**Alternative site assessment**  
Retirement community

# Land at Burston Garden Centre, North Orbital Road, St Albans, AL2 2DS

Prepared for:  
CastleOak

Carterwood Report – October 2020



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# KEY FINDINGS

# 1. Conclusions and key findings

## T1 Background

- Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment to inform a planning application for a housing with care development on land at Burston Garden Centre, North Orbital Road, St Albans, AL2 2DS.
- The purpose of the report is to establish whether the proposed scheme could be accommodated on an alternative, non-Green Belt site within the St Albans City and District Council area.

## T2 Proposed scheme

- The proposed housing with care scheme is to comprise the 'demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising assisted living bungalows and apartments, with communal facilities together with associated access, bridleway extension, landscaping, amenity space, car parking and other associated and ancillary works'.

## T3 Methodology

- This study has endeavoured to identify all suitable, available and achievable sites for the proposed development within the St Albans City and District Council local authority boundary.
- Carterwood has based the research on publicly available planning policy documents (in particular the SHLAA 2018 and draft Local Plan), as well as local commercial and residential agent research, national healthcare property agent enquiries, the local authority estates departments, and planning and property websites. Research was conducted by a combination of telephone calls, emails and website search facilities.
- Carterwood has undertaken a site filtering process in order to ascertain any sites identified as potentially suitable for the housing with care development and therefore requiring further assessment.
- The availability of any sites found to be both suitable and achievable has been robustly tested by identifying the land owners from a Nimbus Maps search and contacting them by letter to ask, directly, if the sites are available.

## T4 Conclusions and key findings

- The three main tests for development are that the sites are suitable, available and achievable for the development of the subject housing with care development. Our initial research identified a total of 489 potential sites within the council area. We assessed all these sites against housing with care development operator requirements and excluded those sites within the Green Belt (which covers a large proportion of the local authority area, as identified on the plan at section 7 on page 10), as we are seeking to establish if there are any alternative non-Green Belt sites.
- This identified 19 potential non-Green Belt sites that required further investigation and inspection, as they fulfilled all or part of our initial desktop site assessment process. Three were known from a previous inspection to be already developed, or under development, so were not inspected again.
  - Having undertaken detailed assessments of the remaining 16 non-Green Belt sites, we considered that the following sites were suitable and achievable:
    - Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY;
    - Ariston playing field, Sandridge Road, St Albans, AL3 5HX;
    - Ridgeview, Barnet Road, London Colney, AL2 1BP.
  - The Ariston playing field site is currently undeveloped, green field land, although it may have site stability issues due to its former use for clay extraction and brick fields. The two sites at the Pioneer Youth Club and Ridgeview are previously developed.
  - In order to robustly check the availability of these alternative sites, we have written to the land owners. The correspondence is contained in Appendix C.
  - Hertfordshire County Council have confirmed that the Pioneer Youth Club site is not available, as it is the subject of an option to buy in favour of the County Council's joint venture vehicle, Chalkdene Developments LLP, who are currently working up proposals for the development of the site and it is unlikely that this will become available in the open market.
  - Hertfordshire County Council have confirmed that the Ariston playing field site is not available as it is held by the Council in anticipation of a school being located there and there is no early prospect of it becoming available in the open market.
  - Sainsbury's have confirmed that Ridgeview is not available from their point of view, as it is held on a long lease from them by St Albans City and District Council. The Council have stated that they do not have any sites available and have announced that it is to bring the building back into use itself as temporary accommodation and private flats. Ridgeview is therefore also not available.
- No sites were identified in the planning system for housing with care developments.
- We have employed an extensive and robust research approach in identifying and analysing sites that could be considered as potential alternative sites to the subject site. We have included sites above and well below the subject site size, but excluded those which, like the subject site, are within the Green Belt. It is our conclusion that the land at Burston Garden Centre, St Albans is the only site that is suitable, available and achievable in the St Albans City and District Council local authority area for the subject proposed development.



## 2. Background

- 2.1. Carterwood Chartered Surveyors has been commissioned to prepare an alternative site assessment to inform a planning application on land at Burston Garden Centre, St Albans. The proposed scheme is to comprise the *'demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising assisted living bungalows and apartments, with communal facilities together with associated access, bridleway extension, landscaping, amenity space, car parking and other associated and ancillary works'*.
- 2.2. The site has been assessed against alternative development sites identified within the St Albans City and District Council area. This report explains the process and methodology behind the assessment and details our findings and conclusions.
- 2.3. The assessment has reviewed and analysed all of the potential sites within the defined search area. Our research has identified a total of 489 sites, all of which are detailed within Appendix A.
- 2.4. This report has been prepared by Robert Belcher FRICS of Carterwood Chartered Surveyors. Assistance was provided by Peter Nurse BSc (Hons) MRICS. Additional mapping and telephone research were undertaken by research assistants at Carterwood under the instruction of Peter Nurse, and all work has been verified by the author.

## 3. Carterwood

- 3.1. Carterwood is a chartered surveying company that was launched in October 2008 that provides consultancy advice across the healthcare property sector to a range of private and voluntary sector operators, developers and funders. Carterwood has worked with over 400 clients in the social care sector, including 85 per cent of the top 20 care home operators and the majority of older people's housing developers and operators. Carterwood is typically commissioned to prepare over 100 consultancy reports per annum, providing one of the most comprehensive databases of research of any company. The company also works with and supports several industry organisations, including Care England, the National Care Forum, the Associated Retirement Community Operators and Housing LIN.

## 4. Sources of information

- 4.1. The subject site is located within the St Albans City and District Council boundary.
- 4.2. As the site's location, planning and relevant documentation relate to St Albans City and District Council, we have focused our search for an alternative site within the entirety of this local authority area only.
- 4.3. We have utilised the most recent data available on the council's website, and the documents we have considered are listed in Section 8.4, below. The SHLAA Update 2018 is a relatively recent document in its final published form, although the Local Plan is in draft form.
- 4.4. We have also utilised the following online research tools:
  - [www.rightmove.co.uk](http://www.rightmove.co.uk);
  - [www.buyacarehome.co.uk](http://www.buyacarehome.co.uk).
- 4.5. We have researched the commercial property and estate agents active in the area and specialist national healthcare property agents, together with the local authority estates departments, by a combination of telephone calls, emails and website search facilities.

# THE PROPOSAL

## 5. National overview and location

- 5.1. Figures 1 and 2 show the location of the subject site.



Figure 1: National overview

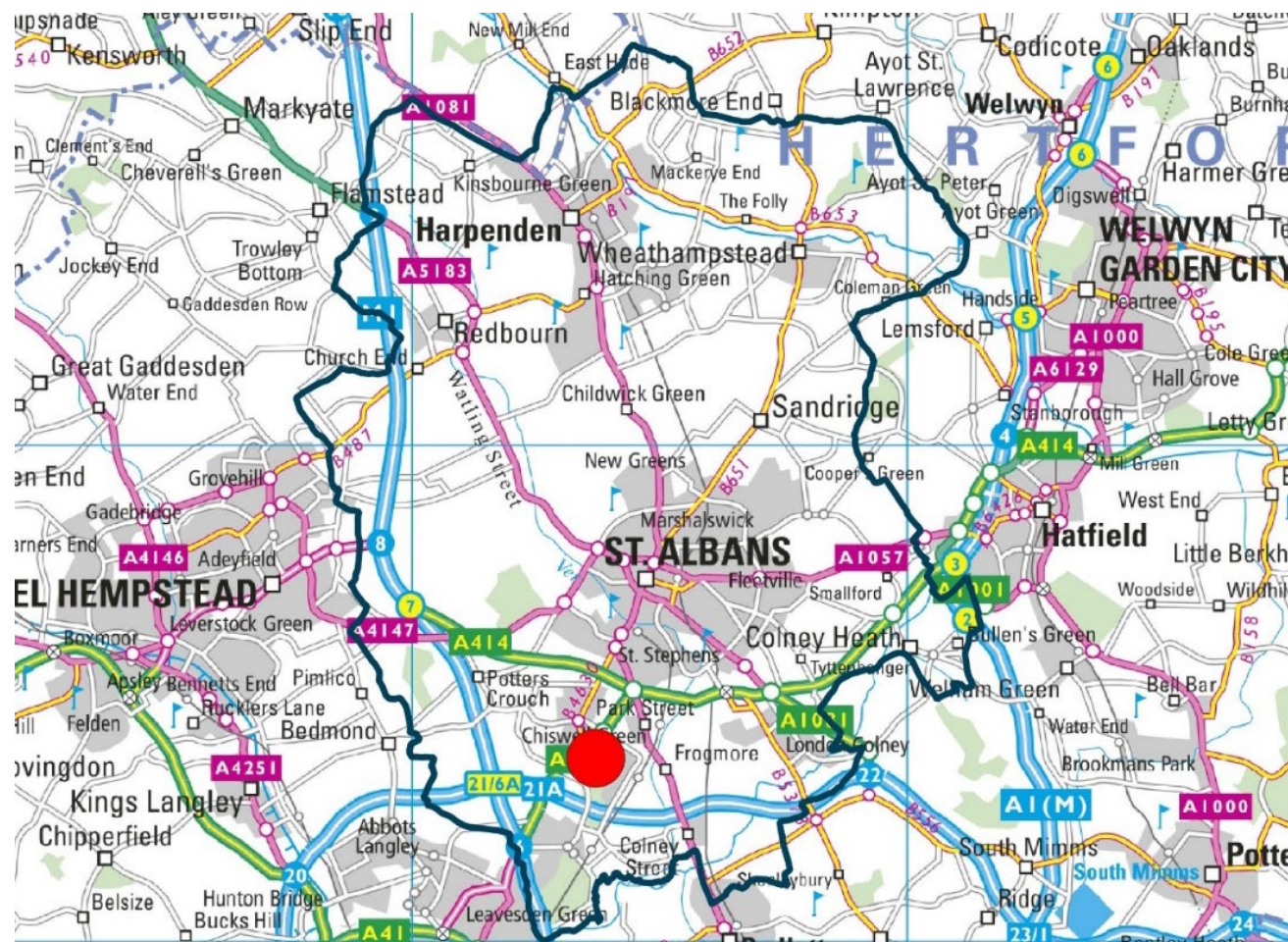


Figure 2: Location of the proposed scheme

Notes: The proposed scheme is shown by the red dot. The St Albans City and District Council boundary is edged dark blue.

## 6. Subject site appraisal

6.1. We have appraised the subject site in the same format as the shortlisted sites in Sections 10 to 25 of this report for ease of comparison.


T5 Inspection notes			
Site description		Photo	
Location	The site is located in the How Wood area, approximately 3.4 miles to the south west of the centre of St Albans. Motorway access is good, with Junction 21A of the M25 located approximately 2 miles to the south west, providing access to the wider surrounding area. Junction 6A of the M1 is located close to the M25 junction. The site has good accessibility. The site is shown edged red in Figure 3 overleaf, for identification purposes only.		
Site area/size	3.8 hectares		
Existing land uses	The site currently contains buildings and structures associated with the current garden centre business.		
Adjoining land uses	Immediate adjacent land uses include detached residential dwellings to the north, open land and woodland to the east and south, and the garden centre to the west.		
Planning policy			
SHLAA Update 2018 (ref HW13). The site is in the Green Belt, although there are buildings and structures on it associated with the garden centre business.		Conclusions	
		Suitable	Available
		Yes	Yes
		Comments	
General constraints/opportunities	The site benefits from excellent road transport links. We have reviewed the government's Flood Map for Planning website and confirm that the site is not located close to a watercourse that is prone to flooding.	<p>The site would allow a housing with care scheme to be built. The surrounding environment is suitable for a care development and the site meets the criteria required for the proposed use. The site is included in the SHLAA and is available. Although it is within the Green Belt, it has been previously developed.</p> <p>In our opinion, this site is suitable, available and achievable for a housing with care development.</p>	
Housing with care criteria	The site is relatively level; therefore, the topography of the site will not constrain the redevelopment of the site. The site is of a developable shape.		



Figure 3: Subject site plan



# METHODOLOGY



## 7. Green Belt

- 7.1. A large proportion of the St Albans City and District Council area is designated as Green Belt, as shown in Figure 4 opposite.

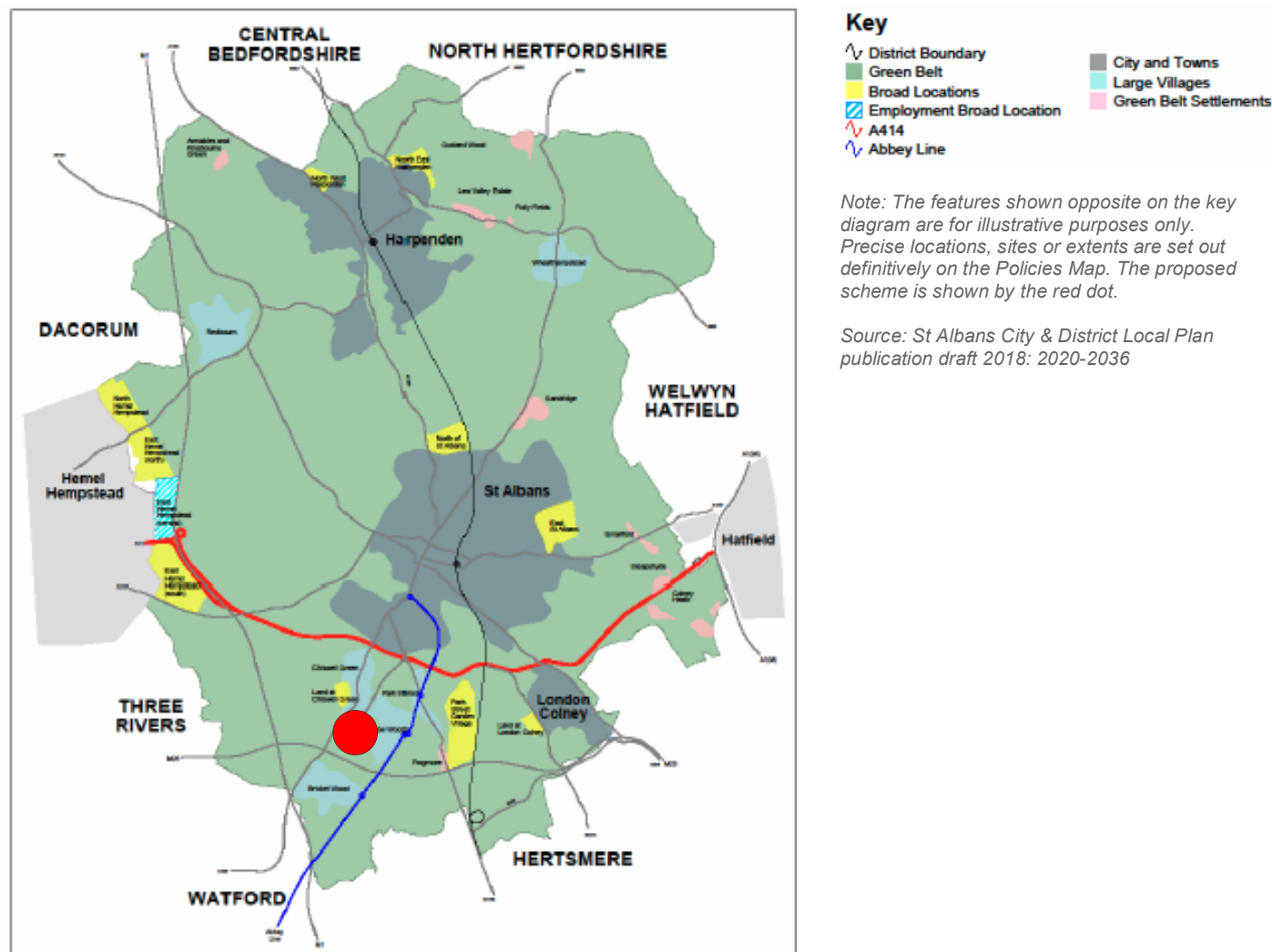


Figure 4: Green Belt (key diagram)

## 8. Site identification

- 8.1. We have applied a sequential approach and, accordingly, the relevant areas in which to search for sites are dependent on the nature and scale of the proposed development.
- 8.2. This study has endeavoured to identify sites within the St Albans City and District Council boundary, that could be alternative sites for the proposed development, and capable of being used for the development.
- 8.3. A detailed list of all parties contacted is attached at Appendix B.

### Alternative site identification methods

- 8.4. We have analysed sites identified in the local authority publications and website. There were no sites arising from our research of agents.

#### Local authority publications

- 8.5. This assessment is based on the most recent data available from the St Albans City and District Council publications as contained on their website. The specific documents we have reviewed and analysed are the Strategic Housing Land Availability Assessment, Update 2018 (SHLAA) and the St Albans City and District Local Plan 2020-2036 Publication Draft 2018.

### Other research methods

- 8.6. In addition to the above research, we have also used other site finding methods, as detailed below:

#### Planning applications

- 8.7. We undertook planning enquiries in September 2020 to identify sites within the planning system for care developments for older people within the area. There were no sites identified.

#### Property agents

- 8.8. We have researched commercial property agents identified on the website of the Royal Institution of Chartered Surveyors, Estates Gazette Directory and local estate agents active in the area, by a combination of telephone calls, emails and website search facilities.
- 8.9. We have written to and visited the dedicated web page of the estates department of St Albans City and District Council and written to the estates department of Hertfordshire County Council, to confirm the availability of any development sites in their ownership. None were forthcoming.

- 8.10. Furthermore, we have contacted national commercial property agents specialising in housing with care disposals.

#### Identified sites

- 8.11. Our research identified a total of 489 sites within the local authority search area; a detailed list of all sites identified is attached at Appendix A.

## 9. Site selection

- 9.1. Carterwood has undertaken a site filtering process in order to ascertain if any sites identified are considered potentially suitable for the subject scheme and therefore require further assessment. We have assessed each identified site using the following criteria: sites need to be of the necessary size, as well as being suitable, available and achievable for housing with care for older people.

- 9.2. Where we have identified a potentially suitable site requiring further investigation, we have physically inspected the site, where possible. Our physical inspection of a site is undertaken from a public highway or pavement.

### Site size requirement

- 9.3. We are advised that the total area of the subject site extends to approximately 3.8 hectares, as indicated within Figure 3 on page 8.

- 9.4. In order for a site to be suitable for, and able to support, the proposed scheme, in our opinion, the site must typically be at least 2.4 ha but no more than 4.0 ha. However, in order to provide a robust sequential review, we have adopted a size search range between 1.0 and 4.0 ha, hence including sites well below and in excess of the subject site area.

- 9.5. Where sites are outside this size range they have been filtered out, as they are not suitable for the proposed housing with care development. However, with reference to Section 9.12 overleaf, we have also considered large strategic sites that may have an element of C2 use proposed.

### Suitability

- 9.6. In our opinion, in order for a site to be considered as suitable for a housing with care development, a number of qualifying factors need to be considered.
- 9.7. The topography of the site must be generally level and capable of being secured, in order to ensure protection for frail people. It is desirable for a housing with care development to be in a location where staff, family and friends can easily reach the site. The site would require a satisfactory means of access and complementary neighbouring land uses that would not impact upon the residents.

### Availability

- 9.8. In order to identify any available properties, we have made enquiries of the estates departments at the councils, property agents (commercial, residential and healthcare), property websites (for example [www.rightmove.co.uk](http://www.rightmove.co.uk)) and our physical inspection of the sites. We have looked for evidence that the site is being marketed by the presence of a sale board or any other physical indication that it may be available for sale. Any site owner who is seriously looking to sell is very likely to have appointed a marketing agent and advertised the fact, or one of the many residential, commercial or healthcare agents we have contacted would be aware of it and advise accordingly. Any land owners identified and approached are likely to express an interest in a possible sale regardless, in order to determine what level of financial offer they could receive, which would not present a true picture of availability of a site where there is no other indication that it is available from a site visit and research of agents. However, for the three sites that were found to meet the criteria of both suitability and achievability following our detailed site assessments, we have written to the land owners to ask if the sites are available.

### Achievability

- 9.9. Alternative sites will need to be available immediately or in the short term. If a site has been assessed as not capable of being developed within a 3-year timescale, then we have classed it as not achievable.

### Further assessment

- 9.10. Appendix A details all sites identified and assessed. In accordance with the steps outlined above, any sites that have been identified as being unsuitable for the proposed housing with care development in the short term have been filtered out. Following the initial filtering of sites by size, because the subject site is within the Green Belt, we have then excluded any sites that are also within the Green Belt, as they would not be preferable to the subject site in this regard.

9.11. We have adopted a simple colour code system to facilitate the interpretation of the tables:

- Red Site area outside required size; sites must be between 1.0 and 4.0 ha.
- Pink Green Belt (but within size range).
- Black Outside required timescale (development process cannot be achieved in a 3-year timescale).
- Orange Already under development or developed.
- Green Sites that require further investigation.

9.12. The draft Local Plan refers to strategic scale sites, all of which are within the Green Belt, which are capable of accommodating residential development of a minimum of circa 500 dwellings, or 14 ha of developable land. We have listed these 12 sites in Appendix A of this report, taken from the local authority's evidence base website. Although not stated, the size that may be allocated for any housing with care development may well be within our site size search range. These sites are very large, for hundreds of new dwellings, creating an area of considerable size that will have a major effect in the area and for the council's overall delivery of dwellings. The planning process on these sites is likely to be lengthy due to their scale and they are all within the Green Belt. As they are primarily residentially led, any possible future housing with care development opportunity on such a site, if at all, will be a long time into the future and probably towards the end of the overall project timescale. For these reasons, we consider development of these sites for the subject proposed scheme to be beyond a 3-year timescale, and therefore beyond our achievability criteria. The council also has a list of sites of between 10.5 and 14 ha, but states that these have not been assessed further and that many of them have either been developed or superseded by new site submissions. Nonetheless, they too would be not be achievable within 3 years.

9.13. The following provides a list of the 19 identified non-Green Belt sites that we considered required further investigation and a site inspection.

- (1) Pioneer Youth Club, Harpenden Rd, St Albans.
- (2) Ariston Playing Field, Heathlands Drive, St Albans.
- (3) Ridgeview, Barnet Rd, London Colney.
- (4) Southdown Industrial Estate, Southdown Rd, Harpenden.
- (5) Lea Industrial Estate, Lower Luton Rd, Harpenden.
- (6) Vaughan Rd/Thompson's Close, Harpenden.
- (7) The Red House/Memorial Hospital, Carlton Rd, Harpenden.
- (8) Former Harpenden House Hotel, Bull Rd, Harpenden.
- (9) EMP6, Wellington Rd, London Colney.
- (10) 105 St Anne's Road, London Colney.
- (11) EMP9 (Northern Part), St Albans Road, St Albans.
- (12) EMP9 (South), Ronsons Way, St Albans.
- (13) 45–83 Francis Avenue/56–59 Batchwood Drive, St Albans.
- (14) Sphere Industrial Estate, Campfield Drive, St Albans.
- (15) Morrisons Car Park, Hatfield Rd, St Albans.
- (16) Playing fields, near Townsend Drive, St Albans.
- (17) Wick House, 48 Marshals Drive, St Albans.
- (18) Tesco site, London Rd, St Albans.
- (19) West of St Peter's Street, St Albans.

9.14. Our research of the councils' estates departments, healthcare agents, local commercial property agents and estate agents did not reveal any additional sites.

9.15. Planning enquiries undertaken in September 2020 did not identify any sites within the planning system for housing with care developments within the council area.

### Site inspections

9.16. We visited the identified sites above to assess their suitability for the proposed housing with care development. However, as we knew from a previous inspection that three of the sites, listed below, were already developed for residential use, they have not been inspected again or assessed further, resulting in the inspection of the remaining 16 sites:

- (5) Lea Industrial Estate, Lower Luton Rd, Harpenden.
- (8) Former Harpenden House Hotel, Bull Rd, Harpenden.
- (18) Tesco site, London Rd, St Albans.

# DETAILED SITE ANALYSIS

## 10. Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY


T6 Inspection notes: Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY								
Site description		Site photo						
Location	The site is located in the north of the city of St Albans and contains three poor quality buildings.							
Site area/size	2.63 hectares							
Existing land uses	The site contains a closed down fire station, the Pioneer Youth Club (indoor skate park) and a judo club (which has relocated).							
Adjoining land uses	The Heathlands School for deaf children is located to the east, a field (known as Ariston playing field, mentioned later) to the south east, and trees to the south and west.							
Planning policy								
SHLAA 2018 update reference SA259. The site has been previously developed and is not located in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>Yes</td><td>No</td><td>Yes</td></tr> </table>	Suitable	Available	Achievable	Yes	No	Yes
Suitable	Available	Achievable						
Yes	No	Yes						
General constraints/opportunities	The site is relatively level and of developable shape. It is assumed that vacant possession can be obtained from the youth club within 3 years. The fire station has closed down and the judo club has relocated. Access for the school through the site will hinder development and the safety of deaf children due to additional traffic would be an issue. The trees on the site will hinder development.	<b>Comments</b> Following demolition of the existing buildings, the site would be suitable for a housing with care scheme and development could be achieved within 3 years, assuming vacant possession was obtained. Safe access for the school would hinder the design of development. However, there is no indication that the site is available and following a letter to the land owner (Hertfordshire County Council) dated 23 <sup>rd</sup> September 2020, as shown in Appendix C, their Senior Estates Officer confirmed that the site 'is the subject of an option to buy by the council's JV vehicle, Chalkdene Developments LLP, who are currently working up proposals for the development of the site. It is unlikely that this will become available in the open market.'						
Housing with care criteria	There are bus stops within walking distance. The site would be suitable for a housing with care development, provided access for the adjacent school could be incorporated. However, access for the school would hinder development and scheme design. The safety of deaf children due to increased traffic would be an issue. Good signage would be needed due to the trees between the site and Harpenden Road, and the trees will hinder development.							



Figure 5: Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY site map





## 11. Ariston playing field, Sandridge Road, St Albans, AL3 5HX


T7 Inspection notes: Ariston playing field, Sandridge Road, St Albans AL3 5HX				
Site description		Site photo		
Location	The site is located in the north of the city of St Albans.			
Site area/size	2.45 hectares			
Existing land uses	The site is currently a field, having been restored from its former use as brick fields and clay pits.			
Adjoining land uses	The adjoining users comprise the Heathlands School for deaf children to the north, residential properties, and the afore-mentioned Pioneer Youth Club site to the west. To the south is the Bernard's Heath Recreation Ground and a wooded area.			
Planning policy				
SHLAA 2018 update reference SA125. The site is not developed and not located within the Green Belt.				
General constraints/opportunities		Conclusions		
The site is relatively level and of developable shape. However, site stability investigations would be required to confirm that it is safe to develop due to its former use as brick fields and clay pits, as we suspect that there are ground stability issues. The impact of traffic on the safety of the children of the adjoining school for deaf children would need consideration. We understand that the field is used by the public and the loss of this as an area of open space would be controversial and may impact the achievable timescale.		Suitable	Available	Achievable
		Yes	No	Yes
Housing with care criteria		Comments		
There are bus stops within walking distance. The site would be suitable for a housing with care development. Access would probably need to be provided from Bridle Close, so it would lack prominence and would require good signage. The stability of the site would need to be confirmed.		The site would be suitable for a housing with care scheme, on the assumption that it is confirmed stable due to its former use as brick fields and clay pits. Development could be achieved within 3 years. The site is currently an undeveloped green field, unlike the subject site. However, there is no indication that the site is available and following a letter to the land owner (Hertfordshire County Council) dated 23 <sup>rd</sup> September 2020, as shown in Appendix C, their Senior Estates Officer confirmed that the site <i>'is held by the County Council in anticipation of a requirement for a school to be located there, so again there is no early prospect of it becoming available in the open market.'</i>		




Figure 6: Ariston playing field, Sandridge Road, St Albans AL3 5HX site map





## 12. Ridgeview, Barnet Road, London Colney, AL2 1BP

T8 Inspection notes: Ridgeview, Barnet Road, London Colney, AL2 1BP					
Site description		Site photo			
Location	The site is located to the south east of St Albans in London Colney, close to the roundabout at Junction 22 of the M25, adjoining a Sainsbury's supermarket and Colney Fields shopping park.				
Site area/size	1.1 hectares				
Existing land uses	The site currently comprises a closed down former homeless hostel and student accommodation.				
Adjoining land uses	The Sainsbury's supermarket and Colney Fields Shopping Park lie to the west, with residential areas to the north, residential areas and a petrol station to the east, and the M25 to the south.				
Planning policy					
SHLAA 2018 update reference LC237. The site is previously developed and is not located in the Green Belt. The draft Local Plan (policy L16) envisages a retail future for the site.			<b>Conclusions</b>		
			Suitable	Available	Achievable
			Yes	No	Yes
General constraints/opportunities			<b>Comments</b>		
The site is prominent, accessible, relatively level and of developable shape.			This site would probably be too small for the subject scheme, but we have classed it as suitable for robustness. Depending on tenure issues, development could be achievable for a housing with care development. However, there is no indication that the site is available and following a letter to the land owner (Sainsbury's) dated 23 <sup>rd</sup> September 2020, as shown in Appendix C, a telephone call from their Property Department stated that St Albans City and District Council hold a long leasehold interest at the site and that they believed that the Council were proceeding with their own proposals. An email from the Estates Department at the Council dated 12th August 2020 stated that ' <i>Unfortunately, the Council does not have anything available at the moment, if something does become available it would be advertised on the Council's website.</i> ' Ridgeview is not shown on the link that has been provided: indeed the only properties listed are individual garages and a		
Housing with care criteria					
The site is prominent, accessible, relatively level and of developable shape, with bus stops within walking distance. At only 1.1 ha, it is probably too small for the subject proposed scheme, but we have classed it as suitable for this exercise.					

parking space. Two subsequent emails to the Estates Department dated 15<sup>th</sup> and 21<sup>st</sup> October 2020, enquiring specifically about Ridgeview, have not been responded to. However, in the News section of the Council's website on 25<sup>th</sup> October 2019, Councillor Robert Donald, Portfolio Holder for Property and Commercial Development, stated that *'This is another ambitious building project that we will be delivering for the benefit of the community. Most of Ridgeview has remained empty and neglected for the past four years at a time when the District is crying out for housing. We are now committed to transforming this run-down development to provide high-quality temporary accommodation as well as some much-needed flats for the private rental market in the area. The revenue from the privately-rented flats will support our overall budget which is under continuous pressure.'*



Figure 7: Ridgeview, Barnet Road, London Colney, AL2 1BP site map





### 13. Southdown Industrial Estate, Southdown Road, Harpenden, AL5 1PR


T9 Inspection notes: Southdown Industrial Estate, Southdown Road, Harpenden, AL5 1PR								
Site description		Site photo						
Location	The site is located to the southern side of the town of Harpenden in a mixed use area.							
Site area/size	2.38 hectares							
Existing land uses	Trading industrial estate. Multi occupied.							
Adjoining land uses	There is a railway line to the west, with residences to the north and east, and business uses to the south.							
Planning policy								
SHLAA 2018 update reference H69. The site is not located within the Green Belt and has been previously developed.		<b>Conclusions</b>						
		<table><tr><th>Suitable</th><th>Available</th><th>Achievable</th></tr><tr><td>Yes</td><td>No</td><td>No</td></tr></table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities		<b>Comments</b>						
The site is gently sloping, but its triangular shape would need consideration at the design stage, as will noise abatement measures due to the railway line. The multiple occupation of the site will make obtaining vacant possession difficult to achieve. The loss of employment land would be an issue.		The site would be suitable for a housing with care scheme, assuming the noise from the railway can be mitigated, but there is no indication that it is available and the need to relocate the many occupiers makes it unachievable.						
Housing with care criteria								
The site is gently sloping, with bus stops within walking distance. Noise abatement measures will be needed due to the railway line. Its triangular shape will need consideration at the design stage. The multiple occupation of the site will make obtaining vacant possession difficult to achieve.								



Figure 8: Southdown Industrial Estate, Southdown Road, Harpenden, AL5 1PR site map





## 14. Vaughan Road/Thompsons Close, Lower Luton Road, Harpenden, AL5 2RU


T10 Inspection notes: Vaughan Road/Thompsons Close, Lower Luton Road, Harpenden, AL5 2RU									
Site description		Site photo							
Location	The site is situated in a busy retail area in Harpenden town centre.								
Site area/size	1.02 hectares								
Existing land uses	Various commercial and retail buildings and ramp to car park above Sainsbury's supermarket.								
Adjoining land uses	There is a car park and businesses to the east, with predominately retail and business uses in other directions.								
Planning policy									
SHLAA 2018 update reference H296. The site is not located within the Green Belt and contains considerable previous development.			<div>Conclusions</div> <table><tr><th>Suitable</th><th>Available</th><th>Achievable</th></tr><tr><td>No</td><td>No</td><td>No</td></tr></table>	Suitable	Available	Achievable	No	No	No
Suitable	Available	Achievable							
No	No	No							
General constraints/opportunities			<div>Comments</div> <p>The site is not suitable due to the difficulty of developing it. There is no indication of its availability and the relocation issues mean it is not achievable.</p>						
The site has a very unusual shape and changes in level that are difficult to develop. It is difficult to envisage how this could be redeveloped. Major relocation and demolition works would be required.									
Housing with care criteria									
There are bus stops nearby. The site has an unusual shape and changes in level that are difficult to develop. It is difficult to envisage how this could be redeveloped. Major relocation and demolition works would be required. This site is not considered suitable.									



Figure 9: Vaughan Road/Thompsons Close, Lower Luton Road, Harpenden, AL5 2RU site map





## 15. The Red House/Memorial Hospital, Carlton Road, Harpenden, AL5 4TA


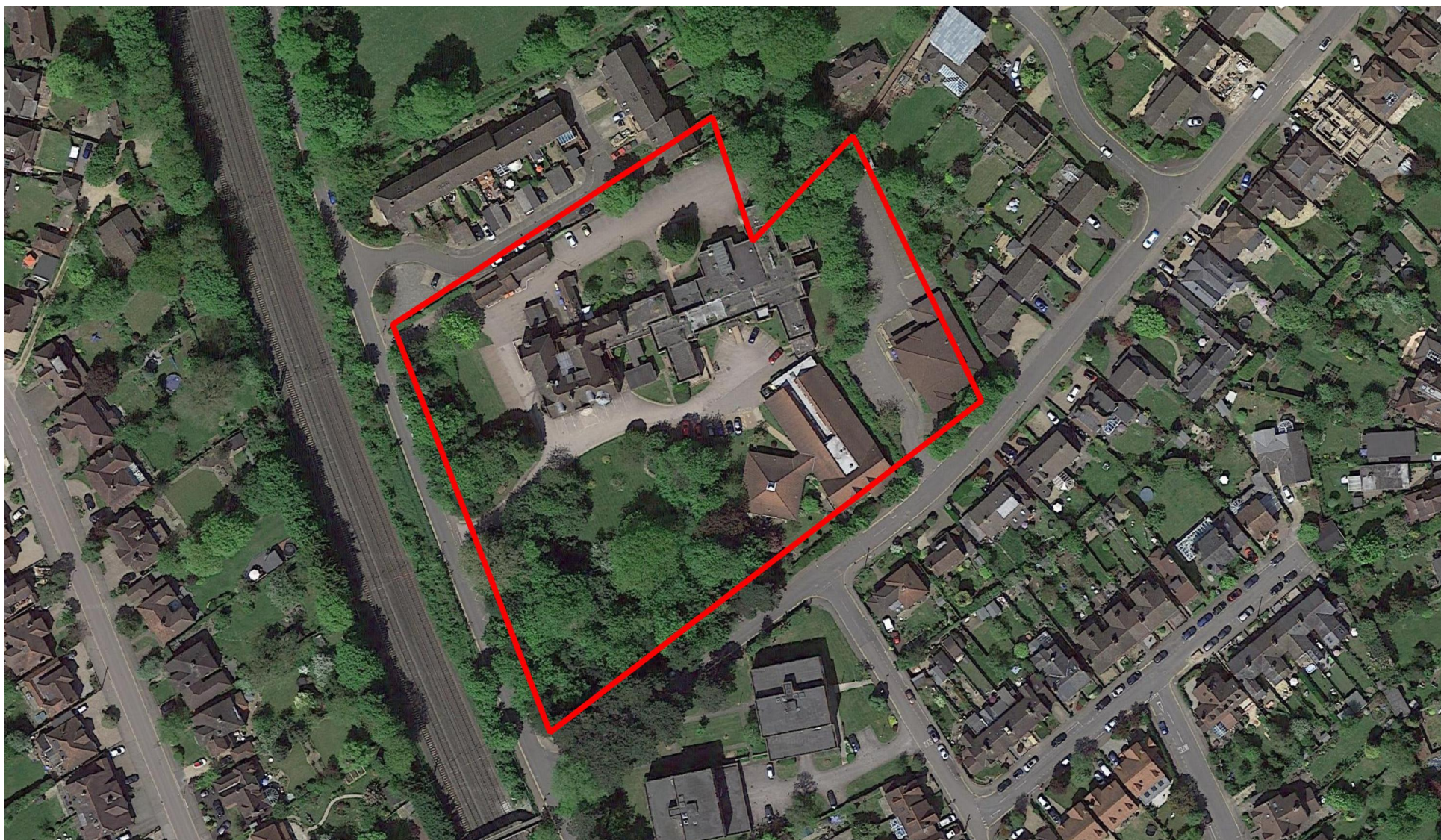
T11 Inspection notes: The Red House/Memorial Hospital, Carlton Road, Harpenden, AL5 4TA								
Site description		Site photo						
	The site is located close to the centre of Harpenden in a predominately residential area.							
Site area/size	1.63 hectares							
Existing land uses	This is a building of heritage importance occupied by a variety of NHS departments. The photograph was taken on a previous visit as access was restricted due to the hospital being used as a Covid-19 testing centre.							
Adjoining land uses	There is a railway line to the west, houses and a school playing field to the north, and predominately residences to the east and south.							
Planning policy								
	SHLAA 2018 update reference H331. The site contains a building of heritage importance (but not a listed building) not located within the Green Belt. Its future has attracted considerable controversy due to the possible closure of NHS departments and the treatment of a building of heritage importance.	<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>No</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	No	No	No
Suitable	Available	Achievable						
No	No	No						
General constraints/opportunities		<b>Comments</b> <p>The site is not suitable due to the presence of a heritage building. There is no indication that the site is available and it is unachievable due to the controversy surrounding the heritage building and the closure or relocation of NHS departments.</p>						
Although relatively level and of developable shape, the site contains a heritage building and is not suitable for development. Some noise mitigation will be needed due to the railway.								
Housing with care criteria								
There are bus stops nearby. Some noise mitigation will be needed due to the railway. Although relatively level and of developable shape, the site contains a heritage building and is not suitable for a care development.								



Figure 10: The Red House/Memorial Hospital, Carlton Road, Harpenden, AL5 4TA site map





## 16. EMP6, Wellington Road, London Colney, AL2 1HP

### T12 Inspection notes: EMP6, Wellington Road, London Colney, AL2 1HP


Site description		Site photo		
Location	The site is situated in London Colney, to the south east of St Albans, in a mixed use area.			
Site area/size	1.32 hectares			
Existing land uses	The site currently comprises a multi occupied industrial estate.			
Adjoining land uses	The area is predominately residential in all directions, although there is an auto services building adjoining to the north.			
Planning policy				
SHLAA 2018 update reference LC34. The site is previously developed and is not located in the Green Belt.		Conclusions		
General constraints/opportunities		Suitable	Available	Achievable
		No	No	No
The site has an unusual shape and is not easily developable. It is relatively level. The multiple occupation of the site will make obtaining vacant possession difficult to achieve. The loss of employment land would be an issue.		Comments		
Housing with care criteria		The site would not be suitable due to its shape and not achievable due to the need to relocate multiple occupiers. There is no indication that it is available.		
There are bus stops nearby. The site's unusual shape makes it unsuitable for the development of a housing with care development. It would not be achievable in the timescale due to the need to relocate the occupiers. The auto services building is not a complementary adjacent use.				



Figure 11: EMP6, Wellington Road, London Colney, AL2 1HP site map





## 17. 105 St Anne's Road, London Colney, AL2 1NU

### T13 Inspection notes: 105 St Anne's Road, London Colney, AL2 1NU


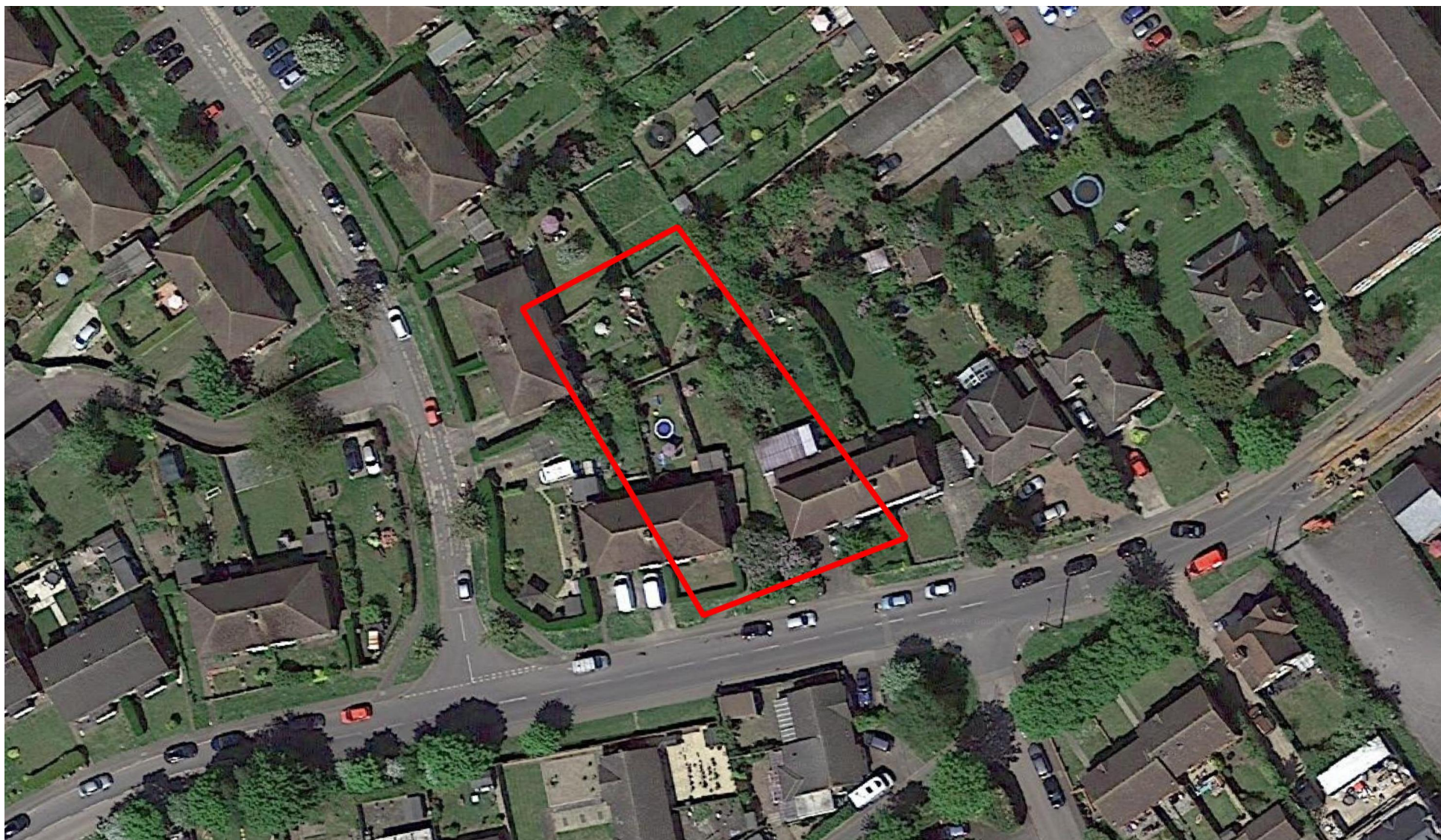
Site description		Site photo		
Location	The site is located in a residential area in London Colney, to the south east of St Albans, behind 105 St Anne's Road. It is possible that the red line plan in the SHLAA is not the right way around, otherwise existing houses will need demolition.			
Site area/size	1.1 hectares			
Existing land uses	Garden land surrounded by approximately 1970s housing, which is mainly semi-detached.			
Adjoining land uses	There is housing in all directions.			
Planning policy				
SHLAA 2018 update reference LC238. The site is previously developed and is not located in the Green Belt.		<b>Conclusions</b>		
General constraints/opportunities		Suitable	Available	Achievable
		No	No	No
The site comprises garden land (and possibly existing housing). It is relatively level, but is not easily accessible, being behind existing houses, and is not prominent. Existing houses will probably be lost to some extent, at least to create access.		<b>Comments</b>		
Housing with care criteria		The site would not be suitable due to its enclosed, inaccessible and non-prominent nature. There is no indication that it is available. It would not be achievable due to the need to relocate the occupiers.		
There are bus stops within walking distance. Although relatively level, we do not feel it is suitable as it comprises garden land surrounded by housing, with prominence and access issues. It is not achievable as the occupiers would need to relocate.				



Figure 12: 105 St Anne's Road, London Colney, AL2 1NU site map





## 18. EMP9 (Northern Part), adjacent to Council Depot, St. Albans Rd, St. Albans, AL4 9LP.

### T14 Inspection notes: EMP9 (Northern Part), adjacent to Council Depot, St Albans Road, St Albans, AL4 9LP


Site description		Site photo						
Location	The site is located to the north east of St Albans and south of Sandridge.							
Site area/size	2.40 hectares							
Existing land uses	Trading industrial estate.							
Adjoining land uses	Residential to the east, with a band of trees and fields to the north, a railway line to the west and another industrial estate, EMP9 (South), to the south (together with the household waste recycling centre).							
Planning policy								
SHLAA 2018 update reference SA256. The site is previously developed and is not in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>No</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	No	No	No
Suitable	Available	Achievable						
No	No	No						
General constraints/opportunities		<b>Comments</b> <p>The site is unsuitable due to its location near an industrial estate and the household waste recycling centre. There is no indication that the property is available and the need to gain vacant possession and relocate the existing businesses would mean that development is not achievable within 3 years.</p>						
Housing with care criteria								
There are bus stops within walking distance. Rail noise mitigation work will be required. Although the site itself is developable, its location next to an industrial estate and household waste recycling centre is not suitable for a housing with care development. The multiple occupation of the site will make obtaining vacant possession difficult to achieve.								



Figure 13: EMP9 (Northern Part), adjacent to Council Depot, St Albans Road, St Albans, AL4 9LP site map





## 19. EMP9 (South), Ronsons Way, St Albans, AL4 9LP

### T15 Inspection notes: EMP9 (South), Ronsons Way, St Albans, AL4 9LP


Site description		Site photo						
Location	The site is located to the north east of St Albans and south of Sandridge.							
Site area/size	3.77 hectares							
Existing land uses	Trading industrial estate and household waste recycling centre.							
Adjoining land uses	Industrial estate to the north (EMP9 – northern part), railway line to the west and residential beyond to the east, west and south.							
Planning policy								
SHLAA 2018 update reference SA302. The site is previously developed and is not in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>No</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	No	No	No
Suitable	Available	Achievable						
No	No	No						
General constraints/opportunities	The site is relatively level, although its triangular shape needs consideration at the design stage for a future scheme. The effect of the adjoining industrial estate and railway line need consideration. The multiple occupiers and the household waste recycling centre would need relocating, so obtaining vacant possession would be difficult to achieve. The loss of employment land would be an issue.	<b>Comments</b> <p>The site would not be suitable. There is no indication that the property is available and the need to gain vacant possession and relocate the existing businesses and recycling centre would mean that development is not achievable within 3 years.</p>						
Housing with care criteria	The site is relatively level, with bus stops within walking distance. The scheme design would need to consider the triangular shape and rail noise mitigation work would be required. The adjoining industrial estate is an unsuitable neighbouring use. However, the need to relocate all the occupiers and the household waste recycling centre make it unachievable in the timescale.							



Figure 14: EMP9 (South), Ronsons Way, St Albans, AL4 9LP site map





## 20. 45–83 Francis Avenue/56–59 Batchwood Drive, St Albans, AL3 6BW

### T16 Inspection notes: 45–83 Francis Avenue/56–59 Batchwood Drive, St Albans, AL3 6BW


Site description		Site photo						
Location	The site is situated to the north of St Albans in a residential area.							
Site area/size	1.47 hectares							
Existing land uses	Houses and gardens.							
Adjoining land uses	Residential in all directions.							
Planning policy								
SHLAA 2018 update reference SA71B. The site is previously developed and is not in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>Yes</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities	The site is relatively level and of developable shape, albeit a number of trees would be lost. Approximately six houses would require demolition and relocation of the residents. A number of gardens to the rear of Batchwood Drive would also be lost.	<b>Comments</b>  Although it would be suitable, the timescale would not be achievable due to occupier relocations. There is no indication that the site is available.						
Housing with care criteria	Although relatively level with bus stops within walking distance, the site comprises garden land and housing, so the timescale would not be achievable due to the need to relocate the occupiers and gain possession of the gardens of others.							



Figure 15: 45–83 Francis Avenue/56–59 Batchwood Drive, St Albans, AL3 6BW site map





## 21. Sphere Industrial Estate, Campfield Road, St Albans, AL1 5HZ

### T17 Inspection notes: Sphere Industrial Estate, Campfield Road, St Albans, AL1 5HZ


Site description		Site photo						
Location	The site is located on the eastern side of St Albans in a mixed use area.							
Site area/size	1.35 hectares							
Existing land uses	Trading, multi occupied industrial estate.							
Adjoining land uses	There are various commercial units to the west, with predominately residential uses in other directions.							
Planning policy								
SHLAA 2018 update reference SA80. The site is previously developed and is not in the Green Belt.		Conclusions						
		<table><tr><td>Suitable</td><td>Available</td><td>Achievable</td></tr><tr><td>Yes</td><td>No</td><td>No</td></tr></table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities		Comments						
The site is relatively level and of a developable shape. The multiple occupation of the site will make obtaining vacant possession difficult to achieve. The loss of employment land would be an issue.		The site would be suitable. There is no indication that the property is available and the need to gain vacant possession and relocate the existing occupiers would mean that development is not achievable within 3 years.						
Housing with care criteria								
Noise abatement measures would be required due to the adjacent commercial units. Although relatively level and of developable shape with nearby bus stops, the site is unlikely to be achievable due to the need to relocate the multiple occupiers.								



Figure 16: Sphere Industrial Estate, Campfield Road, St Albans, AL1 5HZ site map





## 22. Morrisons Car Park, Hatfield Road, St Albans, AL1 4SU

### T18 Inspection notes: Morrisons Car Park, Hatfield Road, St Albans, AL1 4SU


Site description		Site photo						
Location	The site is located to the east of St Albans in a mixed use area.							
Site area/size	1.65 hectares							
Existing land uses	Trading Morrisons car park and petrol filling station.							
Adjoining land uses	To the north are mixed retail and residential uses. Fleetville Junior School lies to the west, with predominately residential uses to the east and south.							
Planning policy								
SHLAA 2018 update reference SA81. The site is previously developed and is not in the Green Belt.		<b>Conclusions</b>						
		<table><tr><td>Suitable</td><td>Available</td><td>Achievable</td></tr><tr><td>Yes</td><td>No</td><td>No</td></tr></table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities		<b>Comments</b>						
The site is relatively level and of a developable shape.		Although the site would be suitable, it is unachievable and there is no indication that the site is available.						
Housing with care criteria								
Although relatively level, of developable shape and near bus stops, the timescale would not be achievable due to the need to close down and relocate the busy supermarket and petrol filling station.								



Figure 17: Morrisons Car Park, Hatfield Road, St Albans, AL1 4SU site map





## 23. Playing Fields, near Townsend Drive, St Albans, AL3 5LJ

### T19 Inspection notes: Playing Fields, near Townsend Drive, St Albans, AL3 5LJ


Site description		Site photo						
Location	The site is located to the north of St Albans and provides physical education facilities for the St Albans High School for Girls.							
Site area/size	2.23 hectares							
Existing land uses	Playing fields, netball courts, tennis courts and lacrosse pitches.							
Adjoining land uses	Residential to the north, south and west, with woodland to the east. Garden Fields School lies to the north west.							
Planning policy								
SHLAA 2018 update reference SA213. The site is primarily undeveloped and is not in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>Yes</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities	The site appears to be relatively level and of developable shape. However, access to it is an issue, this currently appearing to be via a lane through the woods past Spinney Cottage.	<b>Comments</b>  The site would be suitable, subject to access, but the loss of green field space and physical education facilities make it unachievable. There is no indication that it is available.						
Housing with care criteria	Although the site is relatively level and of developable shape, there are no bus stops within easy walking distance. It would be suitable, assuming access can be arranged. However, the loss of green field recreational land and sports facilities make the timescale unachievable.							



Figure 18: Playing Fields, near Townsend Drive, St Albans, AL3 5LY site map





## 24. Wick House, 50 Marshals Drive, St Albans, AL1 4RQ

### T20 Inspection notes: Wick House, 50 Marshals Drive, St Albans, AL1 4RQ


Site description		Site photo						
Location	The site is situated in St Albans in a high quality residential area. It was not possible to photograph the house itself as it is set back beyond a gated entrance and obscured by trees.							
Site area/size	1.27 hectares							
Existing land uses	Large, detached house under refurbishment with landscaped garden and swimming pool.							
Adjoining land uses	High quality residential properties with large gardens.							
Planning policy								
SHLAA 2018 update reference SA228. The site is previously developed and is not in the Green Belt.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>Yes</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities		<b>Comments</b> <p>Although suitable, this would involve the demolition of a high quality residence. The occupiers would need to be relocated, but there is no indication that it is available (its current refurbishment suggests that it will not be available and that the occupiers are not intending relocating, so it would not be achievable within a 3-year timescale).</p>						
Housing with care criteria								
There are bus stops within walking distance. The site is relatively level and of developable shape and would be suitable and achievable, provided the residents were relocated.								



Figure 19: Wick House, 50 Marshals Drive, St Albans, AL1 4RQ site map





## 25. West of St Peter's Street, St Albans, AL1 3DP

### T21 Inspection notes: West of St Peter's Street, St Albans, AL1 3DP


Site description		Site photo						
Location	The site is located in a predominately retail area in St Albans city centre.							
Site area/size	2.13 hectares							
Existing land uses	Various commercial buildings in a city centre location, including an NCP car park, Marks and Spencer car park and a school yard.							
Adjoining land uses	There are retail units to the south and east, Aboyne Lodge School to the north and residences to the west.							
Planning policy								
SHLAA 2018 update reference SA264. The site is previously developed and is not in the Green Belt. The red line on the plan on the following page is as shown in the SHLAA.		<b>Conclusions</b> <table> <tr> <th>Suitable</th><th>Available</th><th>Achievable</th></tr> <tr> <td>Yes</td><td>No</td><td>No</td></tr> </table>	Suitable	Available	Achievable	Yes	No	No
Suitable	Available	Achievable						
Yes	No	No						
General constraints/opportunities		<b>Comments</b>  Although suitable, there is no indication of availability and the relocation and duration involved for such a city centre site would make the timescale unachievable.						
Although generally level, the site has an unusual shape, so any development would need careful design. There would be a major impact on car parking in this busy area and the impact on traffic would need consideration.								
Housing with care criteria								
Although relatively level with nearby bus stops, this is a major city centre site, involving substantial relocation and demolition, so the timescale would not be achievable. Careful design would be required due to the unusual shape. Consideration would need to be given to access and traffic issues in this busy area.								



Figure 20: West of St Peter's Street, St Albans, AL1 3DP site map





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## 26. Details of planned provision

- 26.1. Planning enquiries undertaken in September 2020 identified no sites within the planning system for housing with care developments within the council area.

# APPENDICES



## APPENDIX A: IDENTIFIED SITES

Identified sites

- Sites outside required area; sites must be between 1.0 ha and 4.0ha
- Green Belt ( but within size range)
- Outside required timescale ( development process cannot be achieved in a 3 year timescale)
- Already under development or developed
- Sites that require further investigation and subject site

ST ALBANS CITY AND DISTRICT COUNCIL SHLAA 2018 UPDATE

SHLAA Reference	Site Address	Area (ha)	Key
<b>Bricket Wood and Surrounds</b>			
SHLAA-GB-BW-16	Land to rear of Nos.45 to 75 Bucknalls Drive, Bricket Wood	1.51	
SHLAA-GB-BW-17	Former Station Yard and Adjacent Land, Bricket Wood	0.68	
SHLAA-GB-BW-89	North of Five Acres, south of the M25, Bricket Wood	9.34	
SHLAA-GB-BW-120	Copsewood, Lye Lane, Bricket Wood	6.19	
SHLAA-GB-BW-141	Land at Waterdell, Mount Pleasant Lane, Bricket Wood	10.5	
SHLAA-GB-BW-153	Building Research Establishment, Bucknalls Drive, Bricket Wood	25.79	
SHLAA-GB-BW-185	Land at Five Acres Country Club, Bricket Wood	2.74	
SHLAA-GB-BW-186	Land at Ash Dale, Lye Lane, Bricket Wood	3.18	
SHLAA-GB-BW-187	Land at rear of Nos. 82 & 84 Mount Pleasant Lane, Bricket Wood	2.93	
SHLAA-GB-OS-194	Land at Mutchetts Wood, Garston	2.03	
SHLAA-GB-BW-268	Ash Dale House, Lye Lane, Bricket Wood	0.95	
SHLAA-GB-BW-316	Horseshoe Business Park and Smug Oak Business Centre	0.84	
SHLAA-GB-BW-329	HSBC Training Centre, Smug Oak Lane, Bricket Wood AL2 3UE	64.95	
SHLAA-GB-BW-407	Land at 47 & 55 Bucknalls Drive, Bricket Wood	1.28	
SHLAA-GB-BW-448	25 Woodside Road Bricket Wood	0.45	
SHLAA-GB-BW-452	Land at Lye Land Bricket Wood	25.8	
SHLAA-GB-BW-463	Land to the south of Drop Lane	21.04	
SHLAA-GB-BW-547	Moor Mill South, Bricket Wood	15	
SHLAA-GB-BW-553	Parcel A & Parcel B HSBC Training and Management Centre, Smug Oak Lane	12	
SHLAA-GB-BW-556	Former HSBC Management and Training Centre	34	
<b>Chiswell Green, Colney Street, How Wood, Park Street and Surrounds</b>			
SHLAA-GB-HW-12	Land at 'Alpha', 91 Mayflower Road, How Wood (adjacent to North Orbital Road)	0.41	
SHLAA-GB-HW-13	Burston Garden Centre, Hertfordshire Fisheries, Burston Nurseries	15.51	
SHLAA-GB-PS-14	Land north of Tippendell Lane, Park Street (Part of 255)	11.45	
SHLAA-GB-HW-15	Between Tippendell Lane and Orchard Drive, How Wood	2.32	
SHLAA-GB-CG-40	Land at Noke Side, Chiswell Green, St Albans (Parts A & B)	1.04	
SHLAA-GB-CG-41A	Land at Ragged Hall Lane / Watford Road, Chiswell Green	0.33	
SHLAA-GB-CG-41B	Land at Ragged Hall Lane, Chiswell Green	0.66	
SHLAA-GB-CG-42	Noke Lane Business Centre and land adjacent, Noke Lane, Chiswell Green	1.4	
SHLAA-GB-CG-43A	Chiswell Green Farm (Parcel A), Chiswell Green Lane	2.54	
SHLAA-GB-CG-43B	Chiswell Green Farm (Parcel B), Chiswell Green Lane	5.31	
SHLAA-GB-CG-44	Adjoining Long Fallow/Forge End, Chiswell Green	6.13	
SHLAA-GB-PS-45	Land south of Frogmore Home Park, Frogmore	0.92	
SHLAA-GB-PS-46	St Julian's Farm, off Watling Street (Part of 255)	4.33	
SHLAA-GB-PS-47	North of Tippendell Lane, Park Street (Part of 255)	5.48	
SHLAA-GB-CS-48	Colney Street Farm, Radlett Road, Colney Street	2	
SHLAA-GB-CG-96	Land west of The Croft and Cherry Hill	2.1	
SHLAA-GB-HW-100	Orchard Drive, How Wood	1.34	
SHLAA-GB-CG-101	Land to the rear of 28 to 72 Ragged Hall Lane and Westfield Farm,	2.05	
SHLAA-GB-PS-114	Harper Lodge Farm, Harper Lane, Radlett	4.29	
SHLAA-GB-PS-118	Holy Trinity Vicarage and Glebe, 39 Frogmore, St Albans	1.06	
SHLAA-GB-PS-122	South of Burydell Lane, west of River Ver, Park Street	0.11	
SHLAA-GB-PS-189	Land south of Burydell Lane and east of the River Ver, Park Street / Frogmore	1.95	
SHLAA-GB-PS-190	Land at Frogmore Garage (Minster Court), Park Street / Frogmore	0.45	
SHLAA-GB-PS-191	Frogmore Home Park and land to the west of Park Street / Frogmore	1.91	
SHLAA-GB-PS-192	Car park and land to the south west of the Old Red Lion Public House, Watling Street, Frogmore	0.27	
SHLAA-GB-HW-193	Adjacent to Park Street Lane, railway line and M25	2.27	
SHLAA-GB-PS-200	Land to rear of Brinsmead, Frogmore	0.48	
SHLAA-GB-PS-240	49-53 Radlett Road, Frogmore	0.68	
SHLAA-U-PS-241	The Swan, 42 Park Street	0.12	
SHLAA-U-PS-242	Corville Mill, Burydell Lane	0.04	
SHLAA-GB-PS-255	Park Street Sewage Works site Includes sites 14, 46 & 47	53.32	
SHLAA-GB-PS-262	37-47 Radlett Road, Frogmore (Toyota Showroom)	0.71	
SHLAA-GB-PS-286	Land to r/o Nos. 1-7 Moor Mill Lane and Nos. 110-126 Radlett Road, Frogmore	0.58	
SHLAA-GB-PS-313	Hall & Co Builders Yard, Moor Mill Lane, Frogmore	0.41	
SHLAA-U-PS-314	88 Park Street, Park Street	0.28	
SHLAA-U-PS-315	84 Park Street, Park Street	0.22	
SHLAA-U-HW-325	R/O 30 Hazel Road	0.05	
SHLAA-GB-CG-408	Noke Side, Chiswell Green, St Albans	1.06	
SHLAA-GB-CG-410	Land at Cherry Hill Chiswell Green	1.3	
SHLAA-GB-CG-411	Ragged Hall Lane East Chiswell Green	0.48	
SHLAA-GB-CG-412	Land at Watford Road, Chiswell Green	0.83	
SHLAA-GB-PS-417	Land at Old Orchard, Park Street	0.47	

SHLAA-GB-CG-420a	Land at Noke Lane, south of Chiswell Green	56.48	
SHLAA-GB-CG-420b	Land at Noke Lane, south of Chiswell Green	18.87	
SHLAA-GB-CG-430	Land Adjacent to the Noke Hotel, Chiswell Green	2.11	
SHLAA-GB-PS-431	South of Burydell Lane, east of the River Ver	2	
SHLAA-GB-SA-438	Land east of Watling Street, St Albans	11.7	
SHLAA-GB-CG-503	Former Butterfly World, Miriam Lane, Chiswell Green, St Albans	12.665	
SHLAA-GB-CG-508	Land North of Noke Lane and East and West of Miriam Lane	4.076	
SHLAA-GB-PS-512	Former Radlett Aerodrome	119.257	
SHLAA-GB-CG-532	Plot 19, Ragged Hall Lane, Chiswell Green	0.18	
SHLAA-GB-CG-535	Plots 112 and 114 Ragged Hall Lane East Chiswell Green	0.157	
SHLAA-GB-PS-537	Land to the rear of 4A Frogmore, Park Street	0.2	
SHLAA-GB-HW-538	Land to the Rear of Burston Garden Centre, St Albans	3.8	
SHLAA-GB-PS-542	Moor Mill North, Park Street	80	
SHLAA-GB-PS-543	North of Tippendell Lane, Park Street (Part of Sites 47, 255)	5.482991	
SHLAA-GB-CG-544	R/O 28-72 Ragged Hall Lane and Westfield Farm	2.052	
SHLAA-GB-PS-555	Harper Lodge Industrial Estate, Harper Lane, Radlett	4.2880557	
SHLAA-GB-PS-560	Land to the south of the A414/ Watling Street Roundabout	27.67	
SHLAA-GB-CG-561	Land at Chiswell Green, Chiswell Green Lane, Chiswell Green	14.66	
SHLAA-GB-PS-568	Land adjacent to No 2 Radlett Road, Frogmore	0.15	
SHLAA-GB-HW-573	Land at Orchard Drive, How Wood	1.35	
SHLAA-GB-PS-582	Land South of Harper Lane, Radlett	4.34	
SHLAA-GB-PS-587	Land adjoining Tippendell Lane, Park Street	10.8	
SHLAA-GB-CG-597	Plot 16, Ragged Hall Lane, Chiswell Green	0.0809	
SHLAA-GB-CG-603	Noke Lane Community Village, South of Chiswell Green	52.7	
<b>Colney Heath, Sleepshyde, Smallford and Surrounds</b>			
SHLAA-GB-CH-37	Land at Roundhouse Farm, Roestock Lane, Colney Heath (north of Fellowes Lane and West of Bullen's Green)	5.34	
SHLAA-GB-CH-38	Three Valleys Water site, Roestock Lane, Colney Heath	2.36	
SHLAA-GB-CH-39	Land to r/o The Grove, Roestock Lane, Colney Heath, St Albans	0.28	
SHLAA-GB-SA-72	North of Boissy Close, Colney Heath Lane	1.43	
SHLAA-GB-SA-78	R/O 113-167 Colney Heath Lane	11.18	
SHLAA-GB-SM-86	Smallford Works, Smallford Lane	3.34	
SHLAA-GB-SL-121a	Ye Olde House, adjacent to Sleepshyde Lane	0.95	
SHLAA-GB-SL-121b	Ye Olde House, adjacent to Sleepshyde Lane	0.22	
SHLAA-GB-SM-123	BT Trial Site, Oaklands Lane, Smallford	15.09	
SHLAA-GB-CH-132	Land at St Mark's Close, Colney Heath	0.56	
SHLAA-U-SA-148	Gloucester Fields, East of Drakes Drive	0.49	
SHLAA-GB-SM-156	Smallford Farm, Colney Heath Lane, Smallford	20.26	
SHLAA-GB-SM-157	Former Detached Playing Field of Sandfield Girls School, Oaklands Lane	7.61	
SHLAA-GB-SA-160	Butterwick Adult Training Centre and land to the rear, Hill End Lane, St Albans.	0.75	
SHLAA-GB-SA-222	Land at Nicholas Breakspear School, Colney Heath Lane, St Albans	8.4	
SHLAA-GB-SM-243	No. 601 Hatfield Road, Smallford	0.15	
SHLAA-GB-SA-245	The Dak, Colney Heath Lane, St Albans	1.18	
SHLAA-GB-CH-267	Former Barley Mow Public House (including commercial uses and stables), Barley Mow Lane, St Albans	3.43	
SHLAA-GB-SA-319	Land to the west of the Brandon Mews Mobile Home Site, Hill End Lane, St Albans	0.09	
SHLAA-GB-SM-402	23, Station Road, Smallford AL4 0HA	0.96	
SHLAA-GB-SM-403	Station Road Smallford	11.31	
SHLAA-GB-CH-409	Land at Former Barley Mow Public House, Barley Mow Lane	0.66	
SHLAA-GB-SM-424	Notcutts Garden Centre, Hatfield Road	4.11	
SHLAA-GB-SM-443	Radio Nursery and 54 Oakland Lane, Smallford	2.91	
SHLAA-GB-SA-445	Land east of Beaumont School, St Albans	3.31	
SHLAA-GB-SA-450	Land south of Alban Park Colney Heath	26.45	
SHLAA-GB-CH-451	Roehyde Site Adjacent to Hatfield	24.55	
SHLAA-GB-LC-454	Smallford Pit	53.19	
SHLAA-GB-CH-500	Land between 106 and 166 Tollgate Road Colney Heath	0.102	
SHLAA-GB-SM-507	Land to the rear of Oaklands College	13.36	
SHLAA-GB-CH-511	Rural estate land at Highfield Farm, Tyttenhanger	97.362	
SHLAA-GB-CH-517	Land at Roundhouse Farm, Roestock Lane	3.878	
SHLAA-GB-CH-519	Land rear of 42-100 Tollgate Road, Colney Heath	7.696	
SHLAA-GB-SM-522	Glinwell Nursery, Hatfield Road, St Albans	20.847	
SHLAA-GB-CH-524	Land at Coursers Road, Roestock	3.624	
SHLAA-GB-SM-528	Oaklands College, Smallford	143.1	
SHLAA-GB-CH-531	Land at High Street, Colney Heath	0.646	
SHLAA-GB-CH-534	Land at Hill End Farm, Barley Mow Lane, Tyttenhanger	2.1	
SHLAA-GB-CH-548	Land Adjacent Tyttenhanger Quarry	14	
SHLAA-GB-CH-549	Land South of A414, Colney Heath	38	
SHLAA-U-SM-559	Land r/o 33-35 Station Road, Smallford	0.16	
SHLAA-GB-CH-572	Roehyde Site Adjacent to Hatfield	25	
SHLAA-GB-SM-592	Land Adjacent The Barley Mow Caravan Site, Barley Mow Lane, Smallford	2.15	
<b>Harpenden and Surrounds</b>			
SHLAA-GB-H-21	Land at Aldwickbury Park Golf Club, Piggottshill Lane, Harpenden, AL5 1AB	5.29	
SHLAA-GB-H-53	Pennypond, Annables Lane, Kinsbourne Green, Harpenden	0.35	
SHLAA-U-H-54	Batford Mill Industrial Estate, Lower Luton Road	0.95	
SHLAA-GB-H-56	Rosalia Cottage, Annables Lane, Kinsbourne Green, Harpenden	0.14	
SHLAA-U-H-57	Former Westfield Allotments	0.58	
SHLAA-GB-H-58a	Land at Rear of The Builders Yard, Westfield Road, Harpenden	1.52	
SHLAA-GB-H-58b	Builders Yard, Westfield Road	0.46	



SHLAA-GB-H-59	Land at Piggottshill Lane	0.94	●
SHLAA-GB-H-60	Land adjacent to Falconer's Field	1.16	●
SHLAA-GB-H-61	Land north of Beesonend Lane	4.12	●
SHLAA-GB-H-62	Grove Farm, Piper's Lane, Harpenden	4.51	●
SHLAA-GB-H-63a	North of Wheatthampstead Road	3.59	●
SHLAA-GB-H-63b	Land North of Wheatthampstead Road, Harpenden	1.26	●
SHLAA-U-H-65	Land at rear of Luton Road and Farm Avenue	0.46	●
SHLAA-U-H-66	Abbeyfield House, 28 Milton Road	0.19	●
SHLAA-GB-H-67	Land south of Cross Lane, west of railway line, Harpenden.	6.47	●
SHLAA-GB-H-68	Plot 6, land adjacent to High Ridge, Spring Road, Kinsbourne Green, Harpenden.	0.12	●
SHLAA-U-H-69	Southdown Industrial Estate, Southdown Road	2.38	●
SHLAA-GB-H-94	Land at r/o 1-3 Long Buffers and 1-9 Poynings Close, Harpenden	0.67	●
SHLAA-GB-H-97	South of Townsend Lane	1.79	●
SHLAA-GB-H-98	Land to the west of Hatching Green & Flowton Grove, Harpenden	0.86	●
SHLAA-GB-H-103	Land at Lower Luton Road, Harpenden, AL5 5EG	3.16	●
SHLAA-GB-H-106	Land at Roundwood Lane/ Brackendale Grove, Harpenden	1.21	●
SHLAA-U-H-130	r/o Harpenden Fire Station, Leyton Road	0.21	●
SHLAA-U-H-131	Harpenden Library and Youth Club	0.2	●
SHLAA-GB-H-164	Beesonend Stables, Beesonend Lane, Harpenden, AL5 2AB	0.46	●
SHLAA-U-H-165	Land at 63 High Street	0.21	●
SHLAA-U-H-167	Elliswick Tennis Club, Elliswick Road	0.61	●
SHLAA-GB-H-175	Land at Highfield Oval, Harpenden	6.46	●
SHLAA-GB-H-176	Land off Riverford Close, Harpenden	1.27	●
SHLAA-GB-H-177	Land at Bower Heath Lane, Harpenden	0.69	●
SHLAA-GB-H-178	Land at Batford Forge, off Lower Luton Road	0.1	●
SHLAA-GB-H-179	Land adjacent Marquis Lane, Harpenden	1.24	●
SHLAA-GB-H-180	Sewage Works and adjoining SADC owned land, Piggottshill Lane, Harpenden	6.12	●
SHLAA-GB-H-181	Land between Oakfield Road and the golf course, Harpenden	3.31	●
SHLAA-U-H-202	Land r/o 39-43 Crabtree Lane	0.49	●
SHLAA-U-H-203	Lea Industrial Estate	1.37	●
SHLAA-U-H-204	10-11 Carlton Road	0.13	●
SHLAA-U-H-205	r/o 17-19 Wood End Road	0.34	●
SHLAA-U-H-249	Private garage block, Linden Court off Milton Road	0.07	●
SHLAA-U-H-258	James Marshall House, Leyton Road	0.38	●
SHLAA-GB-H-291	Beesonend Orchard, north of Beesonend Lane, Harpenden	1.99	●
SHLAA-GB-H-295	Rothamsted Experimental Station, Harpenden	5.47	●
SHLAA-U-H-296	Vaughan Road / Thompsons Close	1.02	●
SHLAA-U-H-297	Electrical showroom and adjoining building, eastern end of Amenbury Lane	0.05	●
SHLAA-U-H-298	Pan Autos and adjacent uses, Dark Lane / Grove Road	0.35	●
SHLAA-U-H-299	Jewsons, Dark Lane	0.34	●
SHLAA-U-H-300	James Marshall Commercial Centre, Leyton Road / Amenbury Lane	0.3	●
SHLAA-U-H-324	95 Coleswood Road, Harpenden	0.04	●
SHLAA-U-H-331	The Red House/Harpenden Memorial Hospital	1.63	●
SHLAA-U-H-401	Former Harpenden House Hotel	1.15	●
SHLAA-GB-H-421	Sauncey View Lodge, Common Lane, Harpenden	0.6	●
SHLAA-GB-H-427	Aldwickbury Park Golf Club, Piggottshill Lane	65.8	●
SHLAA-GB-R-428	Redbourn Golf Club, Kinsbourne Green Lane	70.46	●
SHLAA-U-H-429	Land at 8 Rothamstead Avenue and 2 Salisbury Avenue, Harpenden	0.2	●
SHLAA-GB-H-437	Land to the north west of Harpenden	6.22	●
SHLAA-GB-H-440	Land at Kinsbourne Green, Harpenden	6.64	●
SHLAA-GB-H-441	Land west of Common Lane Harpenden	6.81	●
SHLAA-GB-H-442	Land East of Common Lane, Harpenden	0.89	●
SHLAA-GB-H-465	Land between Garden Cottage and Rosalia Cottage	0.58	●
SHLAA-GB-H-467	Land south of Harpenden	6.12	●
SHLAA-U-H-473a	Land and Garages at Longfield Road	0.1	●
SHLAA-U-H-473b	Land and Garages at Longfield Road	0.02	●
SHLAA-U-H-475	Garages at Noke Shot	0.19	●
SHLAA-GB-H-502	Land adjacent Pipers Stud Farm, Pipers Lane, Harpenden	8.77	●
SHLAA-GB-H-504	Clarence House, West Common, Harpenden	0.22	●
SHLAA-GB-H-506	Brickfields, Coles Lane, Kinsbourne Green, Harpenden	1.086	●
SHLAA-GB-H-516	Lodge Paddock and Old Apiary, North of Hatching Green, Lawes Agricultural Trust, Rothamsted, Harpenden	2.575	●
SHLAA-GB-H-530	Land between New House Farm and Annables House, Annables Lane, Kinsbourne Green	1.16	●
SHLAA-GB-HR-536	Land adjacent to Harpenden Rugby Football Club, Redbourn Lane, Harpenden	1.6	●
SHLAA-GB-H-562	Land North of Wheatthampstead Road	3.59	●
SHLAA-GB-H-563	Land North of Beesonend Lane, Harpenden	6.153	●
SHLAA-GB-H-564	Cooters End Farm, Cooters End Lane, Harpenden	0.95	●
SHLAA-GB-H-567	Land At Wood End, Hatching Green, Harpenden	0.743	●
SHLAA-GB-H-579	Land at Ambrose Lane	11.4	●
SHLAA-GB-H-583	Land at North East Harpenden	42.7	●
SHLAA-GB-H-586	Land south of Wheatthampstead Road	13.134	●
SHLAA-GB-H-589	Land on corner of Westfield Road & Lower Luton Road Harpenden	1	●
SHLAA-GB-H-593	Rothamsted Research Core Site Russell/North Buildings and Hatching Green	14	●
SHLAA-GB-H-594	Land to the South of Tuffnells Way	4.245	●
SHLAA-GB-H-595	Land at North West Harpenden	17.524	●
SHLAA-GB-H-604	Land West of Harpenden	118	●
SHLAA-GB-H-606	Land at Turner's Hall Farm, west of Harpenden	160.7	●

<b>London Colney, Harperbury Hospital and Surrounds</b>			
SHLAA-U-LC-28	adj Church Alexander Road	0.09	●
SHLAA-U-LC-29	Cemex Offices, Lowbell Lane	0.09	●
SHLAA-U-LC-29	Cemex Offices, Lowbell Lane	0.08	●
SHLAA-GB-LC-30	Land to the north east of London Colney, north of Coppice Wood and south of A414 North Orbital Road	6.84	●
SHLAA-GB-LC-31	Land to the east of the A414 London Colney roundabout, south of the A414 North Orbital Road and north of the A1081 London Colney bypass	12.82	●
SHLAA-GB-LC-32	Land to the east of the A1081 London Colney Bypass and south of White Horse Lane	8.38	●
SHLAA-U-LC-33	West of Morris Recreation Ground, adjacent to A1081 and White Horse Lane	0.13	●
SHLAA-U-LC-34	Wellington Road (Emp6)	1.32	●
SHLAA-GB-LC-35	Land at Osier Cottage, Waterside, London Colney	0.19	●
SHLAA-U-LC-36	Land at Watersplash Court and Thamesdale	0.79	●
SHLAA-GB-OS-99A	Land at 98 Harper Lane, Shenley, Radlett	1.43	●
SHLAA-GB-OS-99B	Additional land 98 Harper Lane, Shenley, Radlett	0.87	●
SHLAA-GB-LC-113	Land south west of Willowside	4.65	●
SHLAA-GB-LC-117	Land to the east of Shenley Lane, London Colney	0.32	●
SHLAA-GB-LC-133	Land adjacent to No. 375 High Street, London Colney	0.18	●
SHLAA-U-LC-134	London Colney Recreation Centre	0.17	●
SHLAA-U-LC-149	Glebe Allotments, Richardson Close	0.8	●
SHLAA-GB-LC-172	The Former Nurses' Quarters, Napsbury Hospital Site, London Colney, St Albans	1.13	●
SHLAA-U-LC-235	72 High Street	0.66	●
SHLAA-U-LC-237	Ridgeview, Colney Fields	1.1	●
SHLAA-U-LC-238	105 St Annes Road	1.1	●
SHLAA-GB-LC-239	All Saints Pastoral Centre, Shenley Lane London Colney	4.89	●
SHLAA-GB-LC-253	HR Owen, Shenley Lane, London Colney	2.28	●
SHLAA-GB-LC-254	Harperbury Hospital, Harper Lane, London Colney	46.02	●
SHLAA-GB-LC-257	Connolly House, Napsbury Hospital	0.39	●
SHLAA-U-LC-276	R/O 29-43 White Horse Lane	0.06	●
SHLAA-U-LC-283	Haseldine Road car park	0.52	●
SHLAA-U-LC-310	Hertfordshire Business Centre, Alexander Road	0.28	●
SHLAA-U-LC-311	Berkeley House, Barnet Road	0.91	●
SHLAA-U-LC-330	104 High Street, London Colney	0.15	●
SHLAA-GB-LC-406	Land adjacent to Harper Lane, London Colney	2.03	●
SHLAA-GB-LC-423	All Saints Pastoral Centre, Shenley Lane	20.74	●
SHLAA-GB-LC-453	Land west of London Colney	25.81	●
SHLAA-GB-LC-505	Land to the rear of North Cottages, Napsbury, London Colney	0.321	●
SHLAA-GB-LC-509	Napsbury Rural Estate - South	86.396	●
SHLAA-GB-LC-510	Napsbury Rural Estate - North	26.971	●
SHLAA-GB-LC-515	Land North of Napsbury Park	8.514	●
SHLAA-GB-LC-520	Land at the Corner of A1081 and Coursers Road, London Colney	8.149	●
SHLAA-GB-LC-533	Land adjacent 4 South Farm Cottages, London Colney	0.086	●
SHLAA-GB-LC-539	Harper Green Garden Village	140.69	●
SHLAA-GB-LC-540	Land at Harperbury Hospital, Harper Lane, Shenley	10.91	●
SHLAA-GB-LC-545	Land Adjoining Broad Colney Works, London Colney	28	●
SHLAA-GB-LC-546	Land Adjacent All Saints Pastoral Centre and Barley Mo Farm	28	●
<b>Redbourn and Surrounds</b>			
SHLAA-GB-R-18	East of Redbourn and West of A8183	13.5	●
SHLAA-GB-R-19	North of Blackhorse Lane	1.66	●
SHLAA-GB-R-20	Land at Redbourn Golf Club, Kinsbourne Green Lane, AL1 3JE (3 separate areas)	0.75	●
SHLAA-GB-R-22	Land on the west side of Redbourn (between the built up area and the M1 motorway), possibly including land adjoining Stephens Wav (Site No. 139)	17.77	●
SHLAA-GB-R-95	North east of Redbourn, West of A5184	42.11	●
SHLAA-GB-R-137	Land at Former Fish Street Farm (north of the Ver Meadows gypsy site) NB: Overlaps with 'land to the east of Redbourn' West of A8183' (site 18)	1.09	●
SHLAA-GB-R-138	St Lukes School, Redbourn	7.97	●
SHLAA-GB-R-139	Land to the west of Stephens Way and north of Flamsteadbury Lane, Redbourn	0.9	●
SHLAA-U-R-140	Redbourn Library, Lamb Lane	0.11	●
SHLAA-U-R-147	R/o 37-39 Hilltop Redbourn	0.09	●
SHLAA-GB-R-173	Scout Farm Site, 10 Dunstable Road	2.59	●
SHLAA-GB-R-174	No. 98 Lybury Lane, Redbourn, glasshouses and stables/sheds	0.47	●
SHLAA-GB-R-199	Land at Builders Yard, Chequer Lane, Redbourn	0.11	●
SHLAA-GB-R-266	'Stoneleigh' and 'Hillbury', Blackhorse Lane, Redbourn	0.69	●
SHLAA-GB-R-277	Fire Station, south of Scout Farm, Dunstable Road, Redbourn	0.27	●
SHLAA-GB-R-278	Bridge Nursery, Dunstable Road, Redbourn	0.89	●
SHLAA-U-R-317	John Hill & Son, 28-32 Fish St	0.11	●
SHLAA-GB-R-422	Hillbury, Dunstable Road, Redbourn	0.42	●
SHLAA-GB-R-425	Land to the south of Harpenden Lane, Redbourn	9.88	●
SHLAA-GB-R-435	Land at Dunstable Road Redbourn	0.42	●
SHLAA-GB-R-444a	Land at Gaddesden Lane, Redbourn	11.76	●
SHLAA-GB-R-444b	Land at Gaddesden Lane, Redbourn	2.33	●
SHLAA-GB-R-447	West of Redbourn, adjacent to Stephens Way	14.85	●
SHLAA-GB-R-456	Land to North of Redbourn	33.04	●
SHLAA-U-R-474a	Garages at Lybury Lane and Down Edge	0.02	●
SHLAA-U-R-474b	Garages at Lybury Lane and Down Edge	0.02	●
SHLAA-U-R-474c	Garages at Lybury Lane and Down Edge	0.04	●
SHLAA-U-R-474d	Garages at Lybury Lane and Down Edge	0.01	●
SHLAA-U-R-476	Garages at Snatchup	0.18	●

SHLAA-U-R-477	Garages at Stephens Way	0.04	●
SHLAA-GB-R-518	Land at The Stables, Nicholls Farm, Lybury Lane, Redbourn	0.207	●
SHLAA-GB-R-527	Land to the south west of Byemead Cottage, Luton Lane, Redbourn	0.4	●
SHLAA-GB-R-551	North east of Redbourn, West of A5184	42.106	●
SHLAA-GB-R-571	Land West of Redbourn, adjacent to Stephens Way	13	●
SHLAA-GB-R-574	Land to North of Redbourn	20.5	●
<b>Sandridge and Surrounds</b>			
SHLAA-GB-S-24	Land to the west of St Albans Road (south of Hopkins Crescent), Sandridge	0.4	●
SHLAA-GB-S-25	Pound Farm, High Street, Sandridge	1.38	●
SHLAA-GB-S-26	Land to the north east of Sandridge	3.79	●
SHLAA-GB-S-27	Land adjacent to Meadows Lodge, Hammonds Lane, Nr Sandridge	1.27	●
SHLAA-GB-S-104	Land to west of B651 Sandridge High Street, between Sandridgebury Lane and recreation ground	2.37	●
SHLAA-GB-S-107	Former Baptist Chapel, St Albans Road, Sandridge	0.08	●
SHLAA-GB-S-108	The Willows, St Albans Road, Sandridge	0.17	●
SHLAA-GB-S-116	East of Woodcock Hill	1.96	●
SHLAA-GB-S-150	Great Barn Dell, St Albans Road, Sandridge	1	●
SHLAA-GB-S-151	Land at r/o Shottfield Close, Sandridge (overlaps with site 26)	10.02	●
SHLAA-GB-S-198	Land at Woodcock Hill, Sandridge	1	●
SHLAA-GB-S-261	Land at Fairshot Court, Woodcock Hill, Sandridge	0.5	●
SHLAA-GB-S-263	Land at St Albans Road, Sandridge, (Overlaps 24,107,108 & 150)	7.22	●
SHLAA-GB-S-265	Land at Highfield Road, Sandridge	1.84	●
SHLAA-GB-S-290	Land to the rear of Bridge Cottage, Sandridgebury Lane, Near Sandridge	9.87	●
SHLAA-GB-S-318	35 High Street, Sandridge	0.1	●
SHLAA-GB-S-404	Land to north of Sandridge, east of B651	5.54	●
SHLAA-GB-S-446	Land north of St Albans Road, Sandridge	1.2	●
SHLAA-GB-S-466	Land at northeast edge of St Albans	9.97	●
SHLAA-GB-S-513	Carpenter's Nursery, Sandridge	24.217	●
SHLAA-GB-S-526	Land on the west side of House Lane, Jersey Farm, St Albans	10.07	●
SHLAA-GB-S-577	Land east of Fairshot Court, north of Woodcock Hill	7.7	●
SHLAA-GB-S-580	Land at Nashes Farm Lane, Sandridge	68	●
SHLAA-GB-S-585	Parcel A & B Land at Oak Farm, Coopers Green Lane	29.9	●
<b>St Albans and Surrounds</b>			
SHLAA-U-SA-70	Btwn 132&142 Fishpool Street	0.14	●
SHLAA-U-SA-71a	r/o 1-43FrancisAve,2-54Batch	0.78	●
SHLAA-U-SA-71b	45-83FrancisAve,56-96Batch	1.47	●
SHLAA-U-SA-71c	r/o38-72 Francis Avenue	0.41	●
SHLAA-GB-SA-73	Land at Sandringham School, The Ridgeway, St Albans	0.62	●
SHLAA-GB-SA-74a	Land at A1081/Nightingale Lane/ Highfield Park Drive/London Road	14.13	●
SHLAA-U-SA-75	18 Langley Crescent	0.34	●
SHLAA-GB-SA-77	Land between Harpenden Road and Sandridgebury Lane	5.14	●
SHLAA-GB-SA-79	r/o 57 Fishpool Street	0.59	●
SHLAA-U-SA-80	Sphere Industrial Estate	1.35	●
SHLAA-U-SA-81	Morrisons carpark	1.65	●
SHLAA-U-SA-83	Abbey Station	0.94	●
SHLAA-U-SA-84	KwikFit Verulam Road	0.2	●
SHLAA-U-SA-85	Beaumont Works	0.56	●
SHLAA-GB-SA-109	Land at Llys Eira, Birklands Lane, St Albans	1.08	●
SHLAA-U-SA-125	Ariston Playing Field	2.45	●
SHLAA-GB-SA-126	Land between Mayne Avenue and Bedmond Lane	5.84	●
SHLAA-GB-SA-127	Land to the north of Verulam Golf Club, London Road, St Albans	2.24	●
SHLAA-U-SA-128	King Harry Playing Fields south	4.83	●
SHLAA-U-SA-142	8 Bricket Road	0.05	●
SHLAA-U-SA-144	12 Harpenden Road	0.12	●
SHLAA-U-SA-145	TW Russell, p/o EMP12	0.17	●
SHLAA-U-SA-146	Eastbury Ct Lemsford Road	0.52	●
SHLAA-U-SA-159	Aboyne Lodge Det Plyg Field	0.55	●
SHLAA-U-SA-161	Cunningham Library	0.04	●
SHLAA-GB-SA-162	Birklands Detached Playing Field, London Road (Part of Area of Search No. 2)	4.17	●
SHLAA-GB-SA-182	Land at the Glen, 148 St Albans Road, St Albans	3.53	●
SHLAA-GB-SA-184	Land to r/o of Corder Close and Jerome Drive	0.85	●
SHLAA-U-SA-207	1 Camlet Way	0.14	●
SHLAA-U-SA-208	Civic Centre	0.43	●
SHLAA-U-SA-209	Victoria Street	0.05	●
SHLAA-U-SA-210	Griffiths Way	8.52	●
SHLAA-U-SA-211	R/O of 136/138 St Albans Road	0.4	●
SHLAA-U-SA-212	Car Park Ridgmont Road	0.31	●
SHLAA-U-SA-213	Playingfields SA High Sch for	2.23	●
SHLAA-U-SA-214	Clockhouse Ct 5-7 London Rd	0.06	●
SHLAA-U-SA-215	96 Victoria Street	0.06	●
SHLAA-U-SA-216	282 Hatfield Road	0.07	●
SHLAA-U-SA-217	78 Harpenden Road	0.11	●
SHLAA-U-SA-219	Between 333-409 The Ridgeway	0.05	●
SHLAA-U-SA-221	Fishpool Street	0.38	●
SHLAA-GB-SA-223	Land at Verulam Golf Club, Napsbury Lane	2.42	●
SHLAA-U-SA-224	270 London Road	0.19	●
SHLAA-U-SA-225	272 London Road	0.31	●
SHLAA-U-SA-226	81 Camp Road	0.16	●

SHLAA-U-SA-227	Jewson Depot	0.44	●
SHLAA-U-SA-228	Wick House Marshals Drive	1.27	●
SHLAA-U-SA-229	East Block Garages, Area B, Off Wycombe Way	0.29	●
SHLAA-U-SA-231	147 London Road	0.21	●
SHLAA-U-SA-234	61-63 Lattimore Road	0.02	●
SHLAA-U-SA-244	64 Lemsford Road	0.12	●
SHLAA-U-SA-246	Loreto Marlborough House & Ten	0.46	●
SHLAA-U-SA-250	Tesco Site	1.84	●
SHLAA-U-SA-251	Civic Centre South	0.88	●
SHLAA-U-SA-256	EMP9 (northern part), St Albans Road, (adjacent to the Council depot)	2.4	●
SHLAA-U-SA-259	Pioneer Youth Club	2.63	●
SHLAA-U-SA-260	222 London Road	0.66	●
SHLAA-U-SA-264	West Of St Peters Street	2.13	●
SHLAA-U-SA-274	2 Cunningham Hill Road	0.25	●
SHLAA-U-SA-275	Catherine Street	0.81	●
SHLAA-U-SA-279	University Of Herts Law Facult	0.51	●
SHLAA-U-SA-280	139 London Road	0.27	●
SHLAA-U-SA-281	Ziggurat Car park	0.44	●
SHLAA-U-SA-282	r/o Campfield Road	0.16	●
SHLAA-U-SA-288	St Albans City Hospital	0.22	●
SHLAA-GB-SA-289	Grounds Maintenance Depot, Verulamium Park (Westminster Lodge), St Albans	0.2	●
SHLAA-U-SA-301	Caxton Centre & Valley Road In	11.46	●
SHLAA-U-SA-302	Ronsons Way, (southern part of site EMP9. Northern part is 256)	3.77	●
SHLAA-GB-SA-303	Verulam Industrial Estate, London Road, St Albans	0.74	●
SHLAA-U-SA-304	181 & 181A Verulam Road	0.18	●
SHLAA-GB-SA-306	New Barnes Mill, Cottonmill Lane, St Albans	0.28	●
SHLAA-GB-SA-307	Prae Wood Farm Barn, St Albans	0.32	●
SHLAA-U-SA-323	Garage Court and Car Park, Ade	0.05	●
SHLAA-U-SA-326	59a Albert Street, St Albans	0.01	●
SHLAA-U-SA-327	Land r/o 7 Battlefield Road, S	0.07	●
SHLAA-U-SA-328	r/o 55-63 Catherine Street	0.02	●
SHLAA-GB-SA-333	Land to the north east of Sparrowswick Ride and Townsend School, St Albans.	13.19	●
SHLAA-GB-SA-405	Land north west of Batchwood Drive, St Albans	8.95	●
SHLAA-GB-SA-413	Land at Albert Bygrave Centre North Orbital Road St Albans	1.88	●
SHLAA-GB-SA-419	Verulam Golf Club, London Road	2.09	●
SHLAA-GB-SA-439	Land north of St Albans, R/O St Albans Girls School	39.39	●
SHLAA-GB-SA-455	Land north west of Woodlands Farm	77.46	●
SHLAA-U-SA-457	Alma Rd Youth Centre	0.17	●
SHLAA-U-SA-458	r/o 64-70 Tavistock Avenue	0.05	●
SHLAA-U-SA-459	238,238a,240 London Road	0.41	●
SHLAA-U-SA-460	Land between Mitchell Close and Holyrood Crescent	0.11	●
SHLAA-U-SA-461	Electricity Works	0.66	●
SHLAA-U-SA-462	r/o 143 Victoria Street	0.02	●
SHLAA-GB-SA-469	Garages at Cottonmill Lane	0.11	●
SHLAA-U-SA-470	Garages at Creighton Avenue	0.16	●
SHLAA-U-SA-471	Garages at Holyrood Crescent	0.04	●
SHLAA-U-SA-472	Garages at Lectern Lane	0.01	●
SHLAA-U-SA-478	Margaret Wix, Woollam Crescent, SA	0.27	●
SHLAA-GB-SA-514	Land to the east of Napsbury Lane	13.938	●
SHLAA-GB-SA-552	Land to the west of St Albans between Bedmond Lane and the A4147, Hemel Hempstead Road	7.32	●
SHLAA-U-SA-554	Units 1, 2 and 3 St Albans Industrial Estate ( <b>Carterwood note - this is the EMP9 site above also classed green</b> )	2.4	●
SHLAA-GB-SA-557	Land to the north east of Sparrowswick Ride and Townsend School, St Albans	0.135	●
SHLAA-GB-SA-566	Land r/o 57 Fishpool Street	0.2	●
SHLAA-U-SA-575	Units 15-18 Brick Knoll Park	0.638	●
SHLAA-GB-SA-578	Land at Windridge Farm	119	●
SHLAA-GB-SA-581	Land South of Alban Way	20	●
SHLAA-GB-SA-588	Land to the west of Batchwood Drive, St Albans	8.8	●
SHLAA-U-SA-590	Land South of Orchard Close, St Albans	0.045	●
SHLAA-GB-SA-605	North St Albans	44.5	●
<b>West of District</b>			
SHLAA-GB-SA-87	Between the A4147 and the M10, extending beyond the M10 to Potters Crouch and the edge of Chiswell Green	170.75	●
SHLAA-GB-OS-269	Twychells Farm, west of St Albans Lane, just outside Bedmond	4.99	●
SHLAA-GB-OS-271	Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site A)	1.65	●
SHLAA-GB-OS-272	Land to the south west of Redbourn, to the north west of Hemel Hempstead Road (Site B)	0.44	●
SHLAA-U-OS-332	Land at Cherry Tree Lane, nr Hemel Hempstead	4.99	●
SHLAA-GB-OS-400	Land East of Hemel bound B487	333.64	●
SHLAA-GB-OS-400a	East Hemel Hempstead North	146.08	●
SHLAA-GB-OS-400b	East Hemel Hempstead South	97.23	●
SHLAA-GB-OS-400c	South East Hemel Hempstead	98.904	●
SHLAA-GB-OS-414	Land at Eaton Lodge, Punch Bowl Lane	1.7	●
SHLAA-GB-OS-415	Eaton Lodge, Punch Bowl Lane	3.76	●
SHLAA-GB-OS-416	Land adjacent to Breakspears, Green Lane, Hemel Hempstead	1.12	●
SHLAA-GB-SA-418	Bedmond Lane St Albans	132.46	●
SHLAA-GB-OS-449	Land north of Hemel Hempstead	20.3	●
SHLAA-GB-OS-565	Land at White House Farm, Redbourn	6.6	●
SHLAA-GB-OS-569	Land at Centurion Golf Club Hemel Hempstead Road	1.3	●



SHLAA-GB-OS-576	East and West Parcels Land north of Hemel Hempstead Road (B487)	35.4	●
SHLAA-GB-OS-591	Brethrens Meeting Hall Blackwater Lane	1.6	●
SHLAA-GB-OS-602	North Hemel Hempstead	87.2	●
<b>Wheathampstead and Surrounds</b>			
SHLAA-GB-W-1	Marford Farm, Sheepcote Lane, Wheathampstead, (East of Cory Wright Way)	2.64	●
SHLAA-U-W-2	York House, Place Farm, Station Road	0.49	●
SHLAA-GB-W-3	South of Hillydye Road (Ayot Est)	3.6	●
SHLAA-U-W-4	East of East Lane Public Car Park	0.14	●
SHLAA-GB-W-8	Land at Meads Lane, Wheathampstead	0.2	●
SHLAA-GB-W-9	Land at Wrights Meadow, Wheathampstead	4.84	●
SHLAA-GB-W-10	Land to the rear of Rose Lane Properties, Wheathampstead	2.3	●
SHLAA-GB-W-11	Folly Meadow, off Lower Luton Road, Wheathampstead (adjacent to the Former Highway Chippings Depot)	1.42	●
SHLAA-GB-W-23	West End Farm, Nomansland, Wheathampstead	0.99	●
SHLAA-GB-W-92	Land to the r/o Nos. 257 & 259 Lower Luton Road (off Cherry Tree Lane), Wheathampstead	0.43	●
SHLAA-GB-W-111	Land at 15-17 Castle Rise, Wheathampstead	0.73	●
SHLAA-GB-W-119	Glebe Allotments, Marford Road, Wheathampstead	2.36	●
SHLAA-GB-W-152	Former Highway Chippings Depot, Lower Luton Road	0.34	●
SHLAA-U-W-155	Southern part of Murphy's Chemicals Site, Codicote Road	0.81	●
SHLAA-U-W-170	Moat Cottage	0.07	●
SHLAA-GB-W-201	Land at rear of Cherry Trees Indian Restaurant, Cherry Trees Lane, Wheathampstead	0.29	●
SHLAA-GB-W-426	Glebe Allotments, Marford Road	3.21	●
SHLAA-GB-W-432	15-17 Castle Rise	1.08	●
SHLAA-GB-W-433	Land west of Lamer Lane	7.32	●
SHLAA-GB-W-434	Off Codicote Road (Former Murphy Chemicals Storage Yard)	1.36	●
SHLAA-GB-W-436	Land off Sheepcote Lane, Wheathampstead	8.49	●
SHLAA-GB-W-464	Land between 17 and 18 Gustard Wood	0.37	●
SHLAA-GB-W-468	Land off Brocket View, east of Wheathampstead	0.96	●
SHLAA-GB-W-501	Amwell Top Field, Wheathampstead	5.65	●
SHLAA-GB-W-521	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	0.493	●
SHLAA-GB-W-523	Land Adjoining Wheathampstead Road, Harpenden	5.714	●
SHLAA-GB-W-525	Land on the north side of The Slype, Gustard Wood	4.61	●
SHLAA-GB-W-529	Land at Velvet Field, The Slype, Gustard Wood	4.7	●
SHLAA-GB-W-541	Land to the north of Castle Rise, Wheathampstead	2.8	●
SHLAA-GB-W-550	Land at The Blackbridge, Wheathampstead	58	●
SHLAA-GB-W-558	Land Adjoining Wheathampstead Road, Harpenden	2.42	●
SHLAA-GB-W-111	Plots 123 and 124 to land R/O Manor Road	0.109	●
SHLAA-GB-W-584	Land at Dairy Cottage, Lamer Lane, Wheathampstead	1.863	●
SHLAA-GB-W-596	Land North of Manor Road. Wheathampstead	5.5	●
SHLAA-GB-W-598	Land to the west of the B651 to the north of The Wicked Lady pub	6.25	●
SHLAA-GB-W-599	Land off High Meads, Wheathampstead	1.7	●
SHLAA-GB-W-600	The Cherry Tree, 261 Lower Luton Road	0.5	●
SHLAA-GB-W-601	Land between Lower Luton Road, Crabtree Lane and River Lea	0.8	●
SHLAA-GB-W-607	Land to east of Common Lane, Harpenden	0.6	●
SHLAA-GB-W-608	Land Adjoining Windmill Cottage, Harpenden	0.4	●
<b>DRAFT LOCAL PLAN - STRATEGIC SITES OVER 14.0 Ha ( Sites graded by local authority as green or amber only, all sites also being in the Green Belt).</b>			
	East Hemel Hempstead (North) - graded green	146.1	●
	East Hemel Hempstead (South) - graded green	38.55	●
	South East Hemel Hempstead - graded amber	98.9	●
	North east of Redbourn, west of A5184 - graded amber	42.1	●
	Land at Chiswell Green, Chiswell Green Lane, Chiswell Green - graded green	14.7	●
	Land at North East Harpenden - graded green	42.7	●
	Land at North West Harpenden - graded green	17.5	●
	North Hemel Hempstead - graded amber	87.2	●
	North St Albans - graded green	44.7	●
	Former Radlett Aerodrome (up to A414 and across to Park Street) - graded amber	186.1	●
	Land west of London Colney - graded green	146.4	●
	Oaklands College, Smallford (East St Albans) - graded green	156.4	●

## **APPENDIX B: COMMERCIAL & RESIDENTIAL AGENT ENQUIRIES**



Commercial Agents	
Agent Name	Location
Brasier Freeth	St Albans, etc
Rumball Sedgwick	St Albans, etc
Stimpsons	Hemel Hempstead, etc
Brown and Lee	Stevenage
Davies and Co	Hatfield
Bidwells	St Albans

Residential Agents	
Agent Name	Location
1st Choice Properties	St Albans
Abbey Estates	St Albans
Aitchisons	St Albans
Ashtons	St Albans
Aubrey & Finn Estate Agents	St Albans
Auction House	Hertfordshire & West Sussex
Bradford & Howley	Marshalswick
Bradford & Howley	St Albans
British Homesellers	London
Carter Hayward	Bricket Wood
Cassidy & Tate	Marshalswick
Cassidy & Tate (Land & New Homes)	St Albans
Cassidy & Tate	St Albans City
Collinson Hall	Chiswell Green
Collinson Hall	St Albans
Connells	Marshalswick
Connells	St Albans
Daniels	St Albans
Druce & Partners	St Albans
easyProperty.com	St Albans
Frost's Estate Agents	Marshalswick
Frost's Estate Agents	St Albans
Frost's Estate Agents (Land & New Homes)	St Albans
Hamptons International Sales	St Albans
Harrison Murray	St Albans
JW&Co.	London Colney
JW&Co.	St Albans
Lambert Smith Hampton	St Albans
Leaders Sales	St Albans
Louise Saunders	St Albans
Martin & Co	St Albans
Moulton Estates	St Albans
North Estates	St Albans
Northwood	St Albans
Oliver & Akers Estate Agents	St Albans
Paul Barker Estate Agents	St Albans
Purplebricks	National
Putterills	St Albans
Richard H Wells	Hertfordshire
Space Estates	St Albans
Strutt & Parker	St Albans
William H. Brown	St Albans
Your Move	St Albans

National healthcare agents, via email

- Savills
- Colliers
- Avison Young
- Healthcare PC
- Burford Care Homes
- Cooper Healthcare
- Knight Frank
- CBRE
- Buttericks
- EAD Care Homes
- The Confidential Register
- Jones Lang Lasalle
- Bishops Care
- Christie and Co.
- Lambert Smith Hampton
- Cushman and Wakefield

## APPENDIX C: LETTERS TO LAND OWNERS



23 September 2020

**Private and confidential**

Mr A Evans  
Development Surveyor  
Sainsbury's  
33 Holborn  
London  
EC1N 2HT

Dear Sir

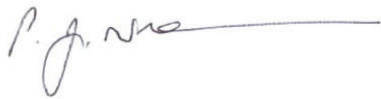
**Ridgeview, Barnet Road, London Colney, Hertfordshire, AL2 5HX**

I am writing in relation to the above site, which appears in St Albans City and District Council's Strategic Housing Land Availability Assessment (2018 Update).

I understand that Sainsbury's is the owner of the site and would be grateful if you would advise me whether the site is available, or you intend to make it available, on a subject to contract basis, in particular in relation to a possible development of housing for older people.

I look forward to hearing from you.

Yours sincerely



**Peter Nurse BSc (Hons) MRICS**

**Associate**

M: 07715 495063

E: peter.nurse@carterwood.co.uk



Aztec Centre, Aztec West, Bristol, BS32 4TD

T: 01454 838038

E: info@carterwood.co.uk

W: www.carterwood.co.uk



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23 September 2020

**Private and confidential**

Head of Property  
Herts Property, Resources  
2<sup>nd</sup> Floor, New Block (School End)  
Postal Point CH0313  
Hertfordshire County Council  
County Hall  
Pegs Lane  
Hertford  
SG13 8DQ

Dear Sir / Madam

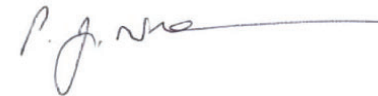
**Pioneer Youth Club, Harpenden Road, St Albans, AL3 5AY  
Ariston Playing Field, Sandridge Road, St Albans, AL3 5HX**

I am writing in relation to the above sites, which appear in St Albans City and District Council's Strategic Housing Land Availability Assessment (2018 Update).

I understand that Hertfordshire County Council is the owner of the sites and would be grateful if you would advise me whether the sites are available, or you intend to make them available, on a subject to contract basis, in particular in relation to a possible development of housing for older people.

I look forward to hearing from you.

Yours sincerely



**Peter Nurse BSc (Hons) MRICS**

**Associate**

M: 07715 495063

E: peter.nurse@carterwood.co.uk



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## Dawn Lawrence

---

**From:** Andrew Edwards <Andrew.Edwards@hertfordshire.gov.uk>  
**Sent:** 24 September 2020 14:45  
**To:** Peter Nurse  
**Cc:** Contact; TERRIER  
**Subject:** RE: Letter for Property / Asset Department Customer Enquiry 401001477554

Dear Peter

Thank you for your enquiry, which has been passed to me for attention.

I can advise that the site you identify as the Pioneer Youth Club is the subject of an option to buy in favour of the County Council's JV vehicle, Chalkdene Developments LLP, who are currently working up proposals for the development of the site. It is unlikely that this will become available in the open market.

The Ariston Playing Field site is held by the County Council in anticipation of a requirement for a school to be located there, so again there is no early prospect of it becoming available in the open market.

Regards

Andrew Edwards  
Senior Estates Officer | Asset Management | Property Hertfordshire County Council County Hall, Pegs Lane,  
Hertford, SG13 8DE, Postal Point: CHO313  
T: 01992 556007 (Internal:26007)  
E: Andrew.Edwards@hertfordshire.gov.uk

-----Original Message-----

From: Louise Compton <Louise.Compton@hertfordshire.gov.uk> On Behalf Of TERRIER  
Sent: 24 September 2020 10:24  
To: Clare Halliday <Clare.Halliday@hertfordshire.gov.uk>; Neil Barker <Neil.Barker@hertfordshire.gov.uk>; Andrew Edwards <Andrew.Edwards@hertfordshire.gov.uk>; John Doyle <John.Doyle@hertfordshire.gov.uk>; peter.nurse@carterwood.co.uk  
Cc: Sharon Roskilly <Sharon.Roskilly@hertfordshire.gov.uk>; Contact <Contact@hertfordshire.gov.uk>  
Subject: FW: Letter for Property / Asset Department Customer Enquiry 401001477554

Dear Peter

Thank you for your enquiry.

I will need to refer this matter for you.

Regards,  
Louise

Morning Disposal Team,

Please can you assist with this enquiry.

Asset 00116110  
Asset 00116105

Regards,  
Louise

Louise Compton  
Property Records Officer | Property | Resources  
Hertfordshire County Council  
County Hall, Pegs Lane, Hertford, SG13 8DE, Postal Point: CHO313  
T: 01992 556261 (Internal: 26261)  
E: louise.compton@hertfordshire.gov.uk

Please note that my working days are Monday to Friday

-----Original Message-----

From: Contact@hertfordshire.gov.uk <Contact@hertfordshire.gov.uk>  
Sent: 24 September 2020 09:56  
To: TERRIER <terrier@hertfordshire.gov.uk>  
Subject: FW: Letter for Property / Asset Department Customer Enquiry 401001477554

The Customer Service Centre (CSC) is forwarding this email enquiry to you for a response within ten working days.

An acknowledgement of receipt has already been sent to the enquirer quoting reference: -401001477554

Please do one of the following:

1) Reply via Contact Us. Your response should be written as if you were replying directly to the enquirer, then reply with history to the Contact@hertfordshire.gov.uk email address. The CSC will forward your response to the enquirer (with your name and job title).

2) Reply directly to the enquirer (with email history) copying in Contact@hertfordshire.gov.uk (who will close the enquiry).

3) Tell us that no response is needed -reply to this email with history back to Contact Us, advising that the enquiry can be closed.

Thank you for your help in responding to our customers

MBrown

Customer Service Centre  
Hertfordshire County Council

-----Original Message-----

From: Peter.Nurse@carterwood.co.uk  
Sent: Sep 23, 2020 12:56:42 PM  
To: contact@hertfordshire.gov.uk  
Subject: Letter for Property / Asset Department



Hello

As discussed with your contact centre, please would you forward the attached letter to the relevant department.

Thank you,

Mr Peter Nurse  
BSc (Hons) MRICS

Associate

M: 07715 495063

T: 01454 838038

E:  
peter.nurse@carterwood.co.uk <mailto:peter.nurse@carterwood.co.uk>

<<https://www.linkedin.com/company/carterwood-limited/>>  
<<https://twitter.com/CarterwoodLtd>>

Aztec Centre  
| Aztec West  
| Bristol  
| BS32 4TD

| Tel:  
01454 838038  
| [www.carterwood.co.uk](http://www.carterwood.co.uk) <<http://www.carterwood.co.uk/>>

<<https://www.carterwood.co.uk/analytics/>>

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Company no. 06235762

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distribute or copy this communication.

## Dawn Lawrence

---

**From:** Peter Nurse  
**Sent:** 21 October 2020 10:44  
**To:** estates@stalbans.gov.uk  
**Subject:** FW: Council owned property - Ridgeview, London Colney

Hello

Further to my email below, could you confirm to me that the Ridgeview site is not available, and not intended to be made available, for development please?

Thank you,

Peter.

**Mr Peter Nurse BSc (Hons) MRICS  
Associate**

M: 07715 495063  
T: 01454 838038  
E: [peter.nurse@carterwood.co.uk](mailto:peter.nurse@carterwood.co.uk)



Aztec Centre | Aztec West | Bristol | BS32 4TD | Tel: 01454 838038 | [www.carterwood.co.uk](http://www.carterwood.co.uk)



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---

**From:** Peter Nurse  
**Sent:** 15 October 2020 14:38  
**To:** Estates <estates@stalbans.gov.uk>  
**Subject:** RE: Council owned property - Ridgeview, London Colney

Hello

I am grateful for your response and the website link.

May I ask about one site in particular; Ridgeview, Barnet Road, London Colney, AL2 5HX?

My understanding is that although the site is owned by Sainsbury's, St Albans City and District Council hold a long leasehold interest.

The site is included in the Council's Strategic Housing Land Availability Assessment (2018 Update).

Although currently vacant, I believe from the News section on the Council's website that the Council plans to alter and refurbish the building for a combination of accommodation for the homeless and private occupation.

I therefore take it that the site is not available, and not intended to be made available, for development, but would be grateful if you would confirm that this is the case.

I appreciate your assistance and look forward to hearing from you.

Thank you,  
Peter.

**Mr Peter Nurse BSc (Hons) MRICS  
Associate**

M: 07715 495063  
T: 01454 838038  
E: [peter.nurse@carterwood.co.uk](mailto:peter.nurse@carterwood.co.uk)



Aztec Centre | Aztec West | Bristol | BS32 4TD | Tel: 01454 838038 | [www.carterwood.co.uk](http://www.carterwood.co.uk)



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---

**From:** Estates <[estates@stalbans.gov.uk](mailto:estates@stalbans.gov.uk)>  
**Sent:** 12 August 2020 12:04  
**To:** Peter Nurse <[Peter.Nurse@carterwood.co.uk](mailto:Peter.Nurse@carterwood.co.uk)>  
**Subject:** RE: Council owned property for sale

Dear Peter

Thank you for your enquiry. Unfortunately the Council does not have anything available at the moment, if something does become available it would be advertised on the Council's website on the following link <https://www.stalbans.gov.uk/commercial-property>

Regards

Estates

---

**From:** Peter Nurse <[Peter.Nurse@carterwood.co.uk](mailto:Peter.Nurse@carterwood.co.uk)>  
**Sent:** 12 August 2020 11:08  
**To:** Estates <[estates@stalbans.gov.uk](mailto:estates@stalbans.gov.uk)>  
**Subject:** Council owned property for sale

Hello

I wondered whether the council has any land or property that it owns that it is currently marketing for sale, that may be suitable for residential development.

Thank you,



**Mr Peter Nurse** BSc (Hons) MRICS  
**Associate**

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**Your vote matters; don't lose it**

The annual household registration canvass commences in July and every property within the district will receive an email or letter. If you're asked to respond, please do so as soon as possible. Details of how to do this will be provided.

Anyone who is not yet registered to vote will also need to register individually. Visit [www.gov.uk/register-to-vote](http://www.gov.uk/register-to-vote). Paper application forms will be sent upon request.

For further information visit [www.stalbans.gov.uk/voting-and-elections](http://www.stalbans.gov.uk/voting-and-elections) or call 01727 819294

To register, just go to [www.stalbans.gov.uk/mystalbansdistrictaccount](http://www.stalbans.gov.uk/mystalbansdistrictaccount) to access a personalised online account that gives you instant access to lots of useful council services, wherever you live in the District.



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## APPENDIX E: DEFINITIONS AND RESERVATIONS

### Timing of advice

Our work commenced on the date of instruction and the collection and compilation of data and other research contained within our work was undertaken at varying times during the period prior to completion of this report.

The report, information and advice provided during our work were prepared and given to address the specific circumstances as at the time the report was prepared and the scope and requirements set out in the engagement letter. Carterwood has no obligation to update any such information or conclusions after that time unless it has agreed to do so in writing and subject to additional cost.

### Data analysis and sources of information

Details of our principal information sources are set out in the appendices and we have satisfied ourselves, so far as possible, that the information presented in our report is consistent with other information such as made available to us in the course of our work in accordance with the terms of our engagement letter. We have not, however, sought to establish the reliability of these information sources by reference to other evidence.

The report includes data and information provided by third parties of which Carterwood is not able to control or verify the accuracy.

We must emphasise that the realisation of any prospective financial information or market or statistical estimates set out within our report is dependent on the continuing validity of the assumptions on which it is based. The assumptions will need to be reviewed and revised to reflect market conditions. We accept no responsibility for the realisation of the prospective financial or market information. Actual results may be different from those shown in our analysis because events and circumstances frequently do not occur as expected, and the differences may be material.

Measuring and predicting demand is not an exact science, and it should be appreciated that there are likely to be statistical and market related factors that could cause deviations in predicted outcomes to actual ones.

We have undertaken certain analytical activities on the underlying data to arrive at the information presented. We do not accept responsibility for the underlying data.

Where we have adapted and combined different data sources to provide additional analysis and insight, this has been undertaken with reasonable care and skill. The tools used and analysis undertaken are subject to both internal and external data-checking, proof reading and quality assurance. However, when undertaking complex statistical analysis it is understood that the degree of accuracy is never absolute and there is inevitably variance in any findings, which must be carefully weighed up with all other aspects of the decision-making process.

The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

All advice has been prepared on a 'desktop' basis and where we have prepared advice on a 'headline basis', we have conducted a higher level and less detailed review of the market. If commissioning a Headline Market Analysis report it we recommend commissioning a comprehensive market analysis report before finalising the decision-making process. Where we have provided 'comprehensive' advice, we have used reasonable skill and endeavours in our analysis of primary and secondary (for example, Census, Land Registry, etc.) data sources, but we remain reliant upon the quality of information from third parties, and all references above to accuracy, statistics and market analytics remain valid.

### Purpose and use

The report has been prepared for the sole use of the client and any other persons specifically named in our engagement letter and solely for the purposes stated in the report. The report should not be relied upon by any other person or for any other purposes. The report is given in confidence to the client and any other persons specifically named in our engagement letter and should not be quoted, referred to or shown to any other parties without our prior consent.

The data, information and any conclusions in the report should not be used as the sole basis for any business decision, and Carterwood shall not be liable for any decisions taken on the basis of the same.

This report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for any reliance placed on the whole or any part of

its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without Carterwood's prior consent, which will not be unreasonably withheld.

### Extraordinary market factors

With the ongoing effects of the COVID-19 pandemic and the exit of the UK from the European Union (Brexit), we are in a highly volatile market. Our reports are prepared using high quality data and expert analysis from our experienced team. Any recommendations made are based upon the market and financial climate as at the date of issue of the report, but do not take into account future economic or market fluctuations which caused by the events outlined above or other unforeseen circumstances. It may be appropriate to review a commissioned report once the future economic impact of the COVID-19 pandemic has been more fully modelled and clarification of the terms of Brexit has been achieved. Unless otherwise provided for in the fees for the report, and further review would be additionally chargeable.

### Intellectual property

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