

# Appendix 1 – Local Plan Sites

This Appendix contains the Site Allocations for the Local Plan.

Planning proposals are required to deliver the requirements set out in the schedules below, as well as conforming to the Policies in the rest of the document and National policy. This includes all of the requirements for Broad Locations set out in Policy LG1 (a-s), or all of the requirements for Large, Medium, and Small sites set out in policy LG4 (a-p).

The sites have been broken down into eight categories (see table below).

**Table A1.1 – Allocation sites in the Local Plan**

Site Category	No of sites	Housing totals
1 - Hemel Garden Communities - Broad Locations	4	4,750
2 - Broad Locations – 250+ homes	8	4,431
3 - Large sites – 100-249 homes	2	284
4 - Medium and Small Sites – 5-99 homes	28	1,302
5 - Green Belt - Previously Developed Land	2	144
6 - Sites Within Urban Settlements (HELAA)	4	93
7 - Sites Within Urban Settlements (Urban Capacity Study)	52	775
8 - Other Sites	2	0
<b>All residential sites - total</b>	<b>102</b>	<b>11,779</b>

The site allocation sheets contain details regarding:

- The location of the site, size of the site in hectares and proposed use;
- The Housing and Employment Land Availability Assessment (HELAA) reference number (where applicable);
- The proforma reference number; the assessment of the site in terms of distance to facilities, constraints etc carried out for all proposed sites in the Green Belt Buffers;
- A Green Belt sub-area reference (where applicable) and an Urban Capacity reference number (where applicable).

Some of the site boundaries have been subject to modification of the original boundary submitted by the landowners/their representatives; this is labelled the Allocated Site Boundary (red line). This was done either to merge sites as part of a comprehensive approach, or to exclude areas outside the District boundary, or to exclude areas not recommended for further consideration by the Green Belt Review. There is also an aerial photograph that shows the original HELAA boundary (where applicable).

The Policies Map should be referred to in order to see the extent of development and range of uses proposed. Especially for the Broad Locations, the red line boundary is often far beyond the limit of development proposed, in order to provide for significant new country parks, green spaces etc.

The site capacities are indicative only. As detailed design work progresses, the most appropriate capacity may be somewhat higher or lower than that indicated.

## SADC Garage Court and Car Park sites

The Government's policy test for allocation of each of these potential sites is that they have a 'reasonable prospect' of being delivered at some point before 2041. This is significant as this is not about immediate or short term delivery, but about what is appropriate by the middle of the 21st century. Learning directly from comparable Local Plan Examinations, the Government-appointed Inspector will expect there to be redevelopment of (a significant number of) garage court sites and surface car parks in our new draft Local Plan.

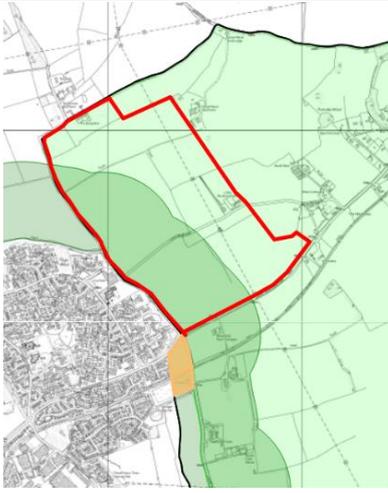
Allocations that are in use as an SADC owned public car park would necessarily involve changing use of either some or all of the site. The allocation of a public car park as a site does not necessarily mean the loss of all parking provision, with design options that retain car parking to include:

- a) Building on only part of the site;
- b) Allowing car parking on the ground floor while building above (sometimes called 'podium parking'); or
- c) Introducing multi-storey or underground parking.

Proposals on a public car park site must undertake the following:

- Assess car park usage before the loss of any car parking;
- Residential proposals to meet stringent requirements, for example improving the site through planting, improved access, and high-quality building design;
- Using the potentially significant financial benefits of partial redevelopment to provide significant new infrastructure and environmental benefits – cycle parking, EV charging, potential locations for cycle hire, car clubs, mini green spaces etc.

# 1 - Hemel Garden Communities - Broad Locations

H1 - North Hemel Hempstead, AL3 7AU			
Parish/Ward	Redbourn	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	87.20	 <p><small>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</small></p>	 <p><small>© Bluesky International Ltd. / Getmapping PLC</small></p>
Proposed use	Primarily residential 1,500 units (indicative) in total (1,250 in Plan period)		
Proforma Ref	C-097		
HELAA Ref	R-05-18		
Green Belt Sub Area Ref	SA-170 / SA-172		
<p>  Local Authority Boundary                HELAA Site Boundary                Urban Settlement                Green Belt Study Recommended Area   Metropolitan Green Belt                Green Belt Study Settlement Buffer (250m)                Green Belt Study Settlement Buffer (400m)         </p>			
Site description			
<p>The site is located to the north-east of Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.</p>			
Detailed development requirements and considerations			
<p>North Hemel Hempstead Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately 1,250 dwellings to 2041 and beyond (approximately 250 homes to be delivered post-2041). The development will be required to deliver:</p> <p><u>Green network</u></p> <ol style="list-style-type: none"> <li>1. Strategic and local public open space, including managed woodland and ecological network links that preserves and enhance links to Spencer's park; Woodhall Farm and Holtsmere End.</li> <li>2. Countryside access links including connections under the M1 motorway and improved off-road paths (rights of way).</li> <li>3. Opportunities for community food growing that relate to the landscape setting.</li> <li>4. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn.</li> <li>5. Green infrastructure provision that includes a contribution to the SANG required across the growth areas.</li> <li>6. Access and improvements to the Nickey Line (including connections to Redbourn) and delivery of the HGC Green Loop and connections to the Green Loop running west of the site.</li> <li>7. Appropriate design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.</li> </ol> <p><u>Integrated neighbourhoods</u></p> <ol style="list-style-type: none"> <li>8. The 1,500 dwelling figure above includes at least two 60+ unit home extra-care schemes.</li> </ol>			

9. A 3FE primary school, including Early Years provision, to serve the new community.
10. Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
11. Development and design that connects the site to the neighbourhoods to the south and west.
12. Appropriate accommodation of the significant electricity pylon line.

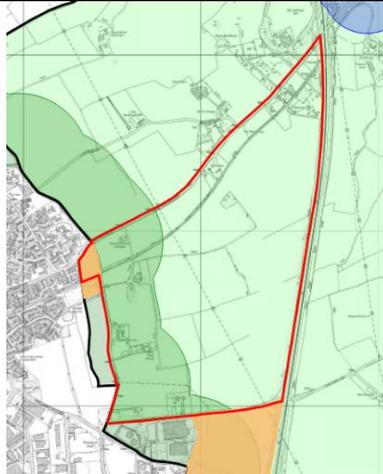
#### Self-sustaining Economy

13. A positive relationship with Woodhall Farm and the wider existing neighbourhood structure of Hemel Hempstead.
14. A new neighbourhood and local centre, including commercial development opportunities; which provide support for, rather than competition with, existing Woodhall Farm facilities.
15. Remote working hubs within Local Centres.

#### Engaged Communities

16. Recreation space and other community facilities, including health provision.
17. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

## H2 - East Hemel Hempstead (North), HP2 7HT

Parish/Ward	Redbourn	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	146.30 (part of 417.13)	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 1,600 units (indicative) in total (1,335 in Plan period)		
Proforma Ref	Part of M-033		
HELAA Ref	Part of SMR-01-21		
Green Belt Sub Area Ref	SA-168 / SA-169a / SA-171 / RA-54		

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

### Site description

The site is to the east of Hemel Hempstead, between the B487 to the north, the M1 to the east and Punchbowl Lane to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

### Detailed development requirements and considerations

East Hemel Hempstead (North) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately 1,335 dwellings to 2041 and beyond (approximately 265 homes to be delivered post-2041). The development will be required to deliver:

#### Green network

1. Strategic and local public open space, including managed woodland and ecological network links that preserves and enhance links to Woodhall Farm.
2. Countryside access links including connections under the M1 motorway and improved off-road paths (rights of way).
3. Opportunities for community food growing that relate to the landscape setting.
4. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to Redbourn.
5. Access and improvements to the Nickey Line (including connections to Redbourn) and delivery of the HGC Green Loop and connections to the Green Loop running through the site.
6. Appropriate design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines.
7. Green infrastructure provision that includes a contribution to the SANG required across the growth areas.

#### Integrated neighbourhoods

8. The 1,600 dwelling figure above to include at least two 70+ unit home extra-care schemes in accordance with Local Plan policy.

9. A 3FE primary school, including Early Years provision, to serve the new community.
10. An 8FE secondary school to serve the new and existing communities.
11. Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
12. Development and design that connects the site to the neighbourhoods to the north and south.
13. Appropriate accommodation of the significant electricity pylon line.

#### Self-sustaining Economy

14. Development and design that connects the site to the neighbourhoods to the north and south.
15. New neighbourhood and local centres, including commercial development opportunities.
16. Development that maintains the existing farmstead, enhancing the existing setting and supporting opportunities for enterprise, skills, heritage and community enhancements.
17. Remote working hubs within Local Centres.

#### Engaged Communities

18. Recreation space and other community facilities, including health provision.
19. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

### H3 - East Hemel Hempstead (Central), HP2 7LF

Parish/Ward	St Michael / Verulam / Redbourn	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	120.50 (part of 417.13)		
Proposed use	Employment Led Mixed Use (Enterprise Zone)		
Proforma Ref	Part of M-033		
HELAA Ref	Part of SMR-01-21		
Green Belt Sub Area Ref	SA-166 / SA-167 / RA-51 / RA-52, RA-53 / RC-12 (partially)		



#### Site description

The site is to the east of Hemel Hempstead, between Punchbowl Lane to the north, the M1 to the east and the A414 to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

#### Detailed development requirements and considerations

East Hemel Hempstead (Central) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that provides a major new Enviro-Tech focused employment location, including enhanced transport infrastructure for new and existing employment and residential areas. The development will be required to deliver:

##### Green Network

1. Access and improvement to the Nickey Line and delivery of the HGC Green-Loop and improved connections to the Green Loop running through the site.
2. Enhancements and improvements to the existing Hogg End Lane, Three Cherry Trees Lane and Punchbowl Lane.
3. Appropriate design and buffer zones to mitigate adverse impacts from motorway noise and air pollution and address the Buncefield oil depot and pipelines (BPA).

##### Integrated neighbourhoods

4. A 55 Hectare extension to Maylands Business Park, to the north of Breakspear Way and south of Punchbowl Lane, in accordance with the aims and status of the Hertfordshire Enviro-Tech Enterprise Zone (Hertfordshire Innovation Quarter) to deliver integrated Enviro-Tech Businesses, environmentally friendly buildings and complementary uses.
5. A mix of employment uses linked to the Council's recent evidence base, and vision for Herts IQ to enable, in the order of, 8,000 jobs. The jobs growth will support a diverse economy for Hemel Hempstead and South West Hertfordshire.
6. Employment uses including high-quality offices, research and development, light industrial and logistics. Ancillary uses will be supported where they meet the needs of businesses. An over-concentration of low employment generating logistics uses will not be permitted.

7. The first phase of employment development will provide an innovation hub prioritising space for start-up units in high quality buildings and grow on space for small businesses.
8. The southern approximately 17 Hectares of the site will promote high density employment uses to deliver a Business, Research and Development Park.
9. The remaining approximately 38 Hectares to the north of the site will promote uses such as logistics and mixed industrial areas.
10. All large format logistics buildings will need to use a graduated colour scheme to reduce their visual impact.
11. Development to be in accordance with the Strategic Sites Employment Uses Design Toolkit.
12. Provision of 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design.
13. Land will be safeguarded for provision of active travel and cycle bridge across the A414 and access improvement associated with Junction 8 of the M1 motorway. Land to the east of Junction 8 is safeguarded, in case it is required to come forward for junction improvements.
14. Integrated mobility hub with facilities to encourage and facilitate modes of transport other than the private car; this will connect the site to key destinations and the Maylands Business Park.
15. Development and design that connects the site to the neighbourhoods to the south and north.

#### Self-sustaining economy

16. Provision of wider ancillary uses along central spine route through the development that complements the existing development at the heart of Maylands.
17. Use of the exceptional environmental opportunities provided by this scale of employment development for large scale solar power generation; including on all rooftops and as appropriate on car parking, lorry parking etc.
18. Full exploration of possibilities for an offsite construction facility (primarily for modular housing) within the logistics and mixed industrial area.

#### Engaged Communities

19. Design of development that encourages natural surveillance onto key routes throughout the site.
20. Opportunities for skills sharing and training to support new businesses and business sectors.
21. Early activation projects to enable start-up businesses to come forward.
22. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

## H4 - East Hemel Hempstead (South), HP2 4PA4

Parish/Ward	St Michael / Verulam	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	150.20	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 2,400 units (indicative) in total (2,165 in Plan period)		
Proforma Ref	Part of M-033		
HELAA Ref	Part of SMR-01-21		
Green Belt Sub Area Ref	SA-162 / SA-164 & SA-165 / RA-51 / RC- 12 (partially)		

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

### Site description

The site is to the east of Hemel Hempstead, between the A414 to the north, the M1 to the east and the A4147 to the south. The site is adjacent to Hemel Hempstead, a Tier 1 settlement, and forms part of the wider Hemel Garden Communities programme.

### Detailed development requirements and considerations

East Hemel Hempstead (South) Broad Location will be developed in accordance with Policy LG2 and LG3 to provide a major urban extension of Hemel Hempstead that delivers approximately 2,400 dwellings to 2041 and beyond (approximately 235 homes to be delivered post-2041). The development will be required to deliver:

#### Green Network

1. Strategic and local public open space, including managed woodland and ecological network links that preserves and enhance links to Leverstock Green.
2. Countryside access links including connections and improved off-road paths (rights of way).
3. Opportunities for community food growing that relate to the landscape setting.
4. Protect the setting of ancient woodland Blackwater Wood to the south of the site.
5. Delivery of the HGC Green Loop to provide a connection to Bunkers Park and the wider green loop route via Bunkers Lane.
6. Green infrastructure provision that includes a contribution to the SANG required across the growth areas.
7. A substantial new Country Park providing facilities for new and existing communities and a permanent green buffer to the south-east.
8. Appropriate design and buffer zones to mitigate adverse impacts from motorway noise and air pollution.

#### Integrated Neighbourhoods

9. The 2,400 dwelling figure above to include should include at least three 70+ unit home extra-care schemes.

10. One new 3FE and one new 2FE primary schools, including Early Years provision, to serve the new community.
11. Provision of 15-20 pitches for Gypsy and Travellers to meet identified need, taking into account existing local provision and the availability of alternative sites as well as best practice on location and design.
12. Integrated Mobility hub with facilities to encourage and facilitate modes of transport other than the private car.
13. Development and design that connects the site to the neighbourhoods to the north and west.

#### Self-sustaining Economy

14. A positive relationship with Leverstock Green and the wider existing neighbourhood structure of Hemel Hempstead.
15. A new neighbourhood and local centre, including commercial development opportunities; which provide support for, rather than competition with, existing Leverstock Green facilities.
16. Remote working hubs within Local Centres.

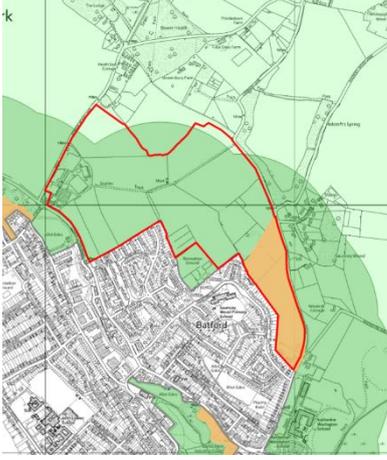
#### Engaged Communities

17. Recreation space and other community facilities, including health provision.
18. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

## 2 - Broad Locations – 250+ homes

B1 - North St Albans, AL3 6DD			
Parish/ Ward	St Albans / Bernards Heath / Sandridge & Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	46.75	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 1,146 units (indicative) (this includes 150 from planning permission 5/2021/0423)		
Proforma Ref	M-020		
HELAA Ref	SA-10-21		
Green Belt Sub Area Ref	SA-62 / SA-63a/ SA- 66 / SA-69 / partially SA-63c		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. The dwellings figure must include at least two 50+ unit extra-care schemes.</li> <li>2. A 2FE primary school, including Early Years provision, to serve the new community.</li> <li>3. A transport network (including walking and cycling links) and public transport services upgrades/improvements, including off-site improvements to Harpenden Road, Sandridgebury Lane, Valley Road, Ancient Briton junction and King William IV junction.</li> <li>4. Provide pedestrian and cycle links with the part of the site that is delivering 150 homes from planning permission 5/2021/0423.</li> <li>5. A new neighbourhood centre to provide local services, including commercial development opportunities.</li> <li>6. Development proposals must take account of Ancient Woodland, which is also a County Wildlife Site, and a Priority Habitat. There are also Tree Preservation Orders along the south-east boundary. There is also a priority Habitat close to the eastern boundary, an area of deciduous woodland.</li> <li>7. A noise assessment must be carried out regarding the railway line and appropriate mitigating measures provided as necessary.</li> </ol>			

## B2 - North East Harpenden, AL5 5EG

Parish/ Ward	Harpenden Town / Harpenden East / Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundaries
Hectares	43.24		
Proposed use	Primarily residential 762 units (indicative)		
Proforma Refs	C-078 / C-253 / C-048		
HELAA Ref	HTWH-1-18/WH-02- 21/HT-01-21		
Green Belt Sub Area Ref	SA-24 / SA-27 / RA- 17 / RA 18 (partially) / RC-3 (partially)		
			

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

### Key development objectives/issues to address

1. The dwelling figure includes at least one 60+ unit extra-care scheme, in accordance with Local Plan policy.
2. A site for and appropriate contributions towards a 2 FE primary school, including Early Years provision.
3. The transport approach must appropriately address Common Lane, which is mostly a rural route, and must improve access to the Katherine Warrington school.
4. A new neighbourhood centre to provide local services, including commercial development opportunities.
5. Development proposals must take account of the small area of deciduous woodland Priority Habitat adjacent to the site.

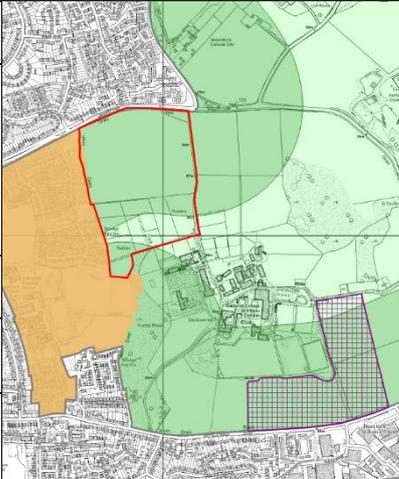
## B3 - West Redbourn, Redbourn, AL3 7HZ

Parish/Ward	Redbourn	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	27.02	 <p style="font-size: small; text-align: center;">Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	  <p style="font-size: x-small; text-align: center;">© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 593 units (indicative)		
Proforma Ref	C-098 / C-096		
HELAA Ref	R-03-21/ R-06-21		
Green Belt Sub Area Ref	SA-1 / SA-3a / SA-3b/ RA-3		

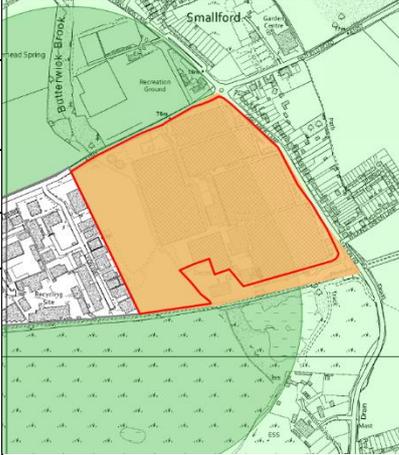
- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Green Belt Study Recommended Area
- Metropolitan Green Belt
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

### Key development objectives/issues to address

1. The dwelling figure includes at least two 60+ unit Nursing care scheme, in accordance with Local Plan policy.
2. A new primary school or contributions to expand the existing primary school, including Early Years provision, to serve the new community.
3. The transport approach must appropriately address Lybury Lane and Flamsteadbury Lane, which are both rural roads outside of the village.
4. The setting of St Marys Church Grade I listed building and the Redbourn Conservation Area need to be taken into account.
5. A noise assessment must be carried out regarding the M1 which is adjacent to the west, and appropriate mitigating measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding/ fencing.
6. Access to and improvements to the existing Flamsteadbury Park children's play area must be provided.
7. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

<b>B4 - East St Albans, AL4 9JJ</b>			
Parish/Ward	Sandridge	Allocated site boundary (red line)	Original HELAA site boundaries
Hectares	21.69	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 522 units (indicative) (additional to adjoining permission)		
Proforma Ref	M-026		
HELAA Ref	SAN-06-21		
Green Belt Sub Area Ref	SA-77b / SA-77c / SA-78a / RC-8		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area    Education (in Green Belt) </p> <p>  Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
<b>Key development objectives/issues to address</b>			
<ol style="list-style-type: none"> <li>1. The dwellings figure above includes at least one 50+ unit extra-care scheme, in accordance with Local Plan policies.</li> <li>2. A 2FE primary school, including Early Years provision, to serve the new community.</li> <li>3. A site for, and appropriate contributions towards, an 8FE secondary school site within nearby Oaklands land ownership fronting onto Hatfield Road.</li> <li>4. Investment / reinvestment in improved education and training provision and facilities at Oaklands College.</li> <li>5. Provide a new neighbourhood centre for local services, including commercial development opportunities.</li> <li>6. Contributions towards the Ellenbrook Fields country park.</li> <li>7. Best and most appropriate use of existing sand and gravel resources on site, rather than by prior extraction.</li> </ol>			

## B5 - Glinwell, Hatfield Road, St Albans, AL4 0HE

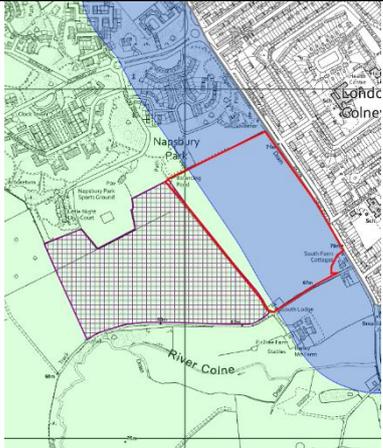
Parish/Ward	Colney Heath	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	20.85	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 436 units (indicative)		
Proforma Ref	C-032		
HELAA Ref	CH-36-21		
Green Belt Sub Area Ref	SA-84 / SA-92 / RA-37 (partially) / RC-9		

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

### Key development objectives/issues to address

1. The dwellings figure above includes at least one 80+ unit C2 Nursing care scheme, in accordance with Local Plan policies.
2. An assessment of education need to be undertaken to consider if there is a requirement for a primary school, including Early Years provision, to serve the new community.
3. Suitable access and cycle access/improvements to the A1057 Hatfield Road or mixed pedestrian and cycle use will be required and suitable access and improvements to the Alban Way walking and cycle route will need to be provided.
4. The nearby former Railway Station Grade II listed building needs to be taken into account and its setting enhanced.
5. A small part of the site is within Flood Zone 3 alongside Butterwick Brook and development proposals must fully take account of this, with no built form in this area.
6. Contributions towards the Ellenbrook Fields country park.
7. There are four areas of Tree Preservation Orders on the site, which must be incorporated into the design.

## B6 - West of London Colney, AL2 1LN

Parish/Ward	London Colney/ Park Street	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	13.50	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 405 units (indicative)		
Proforma Ref	M-010		
HELAA Ref	LC-02-21		
Green Belt Sub Area Ref	SA-145 / SA-146, SA-147 & SA-148 / Not Recommended		

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

### Key development objectives/issues to address

1. The dwellings figure above includes one 60+ home Nursing care scheme and 10 units to provide special needs accommodation, in accordance with Local Plan policy.
2. A 2FE primary school, including Early Years provision, to serve the new community.
3. A site for, and appropriate contributions towards, an 8FE secondary school site within adjoining HCC land ownership.
4. As well as primary access from Shenley Lane, safe and attractive site access for pedestrians, bicycles and vehicles must be provided that connects through and outside the site via Napsbury Park. A suitable cycle friendly crossing will be required with signal lights.
5. Junction priority and segregated cycle access from London Colney and Napsbury Park to the new secondary school will be required.
6. A small part of the site is within Flood Zone 3, alongside the River Colne, and development proposals must fully take account of this, with no built form in this area.
7. Due regard must be had for the need to preserve or enhance the setting of the Napsbury Park Conservation Area and the Grade II Listed Napsbury Hospital Registered Park and Garden to the north of the site. This includes South Lodge and its access in the south-west / west of the site which form part of the Registered Park and Garden and on which there is an area Tree Preservation Order.

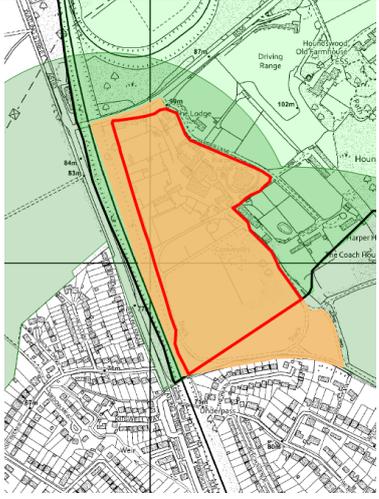
## B7 - North West Harpenden, AL5 3NP

Parish	Harpenden Town / Harpenden North and Rural	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	12.19	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Primarily residential 293 units (indicative)		
Proforma Ref	M-006		
HELAA Ref	HT-07-21		
Green Belt Sub Area Ref	SA-19 / RA-15 (partially)		

### Key development objectives/issues to address

1. The dwellings figure above includes one 60+ home Nursing care scheme, in accordance with Local Plan policy.
2. A transport network, including excellent walking and cycling links, and public transport services upgrades/improvements and cycle access that connects outside the site to Luton Road and Ambrose Lane, to include where possible a new segregated cycle route into central Harpenden. The 'pinch point' going under the Nickey Line bridge will require particular attention.
3. Community facilities for the benefit of the existing and future residents must be provided, including built facilities that may enhance the offer of the existing adjacent local centre.
4. The setting of the nearby Grade II Listed buildings, particularly Cooters End Farm and the Old Bell Public House, need to be taken into account.
5. Proposals must take account of trees on the site under Tree Protection Order, as well as the Ancient Woodland at Ambrose Wood covering both the eastern corner of the site and adjacent to the site.
6. The historical flooding issues along Luton Road must be addressed, including securing a betterment over the existing situation.

## B8 - Harper Lane, north of Radlett, WD7 7HU

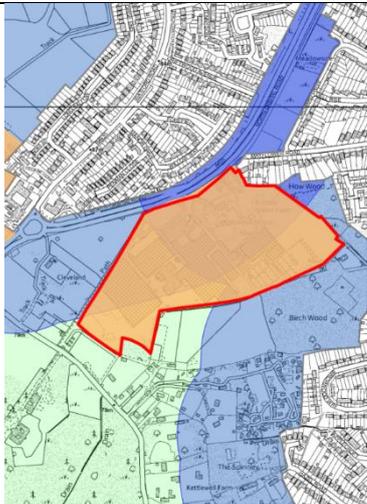
Parish	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	11.40		
Proposed use	Primarily residential 274 units (indicative)		
Proforma Ref	C-234		
HELAA Ref	STS-51-21		
Green Belt Sub Area Ref	SA-152 / SA-153 / RA-48 / RC-11		

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

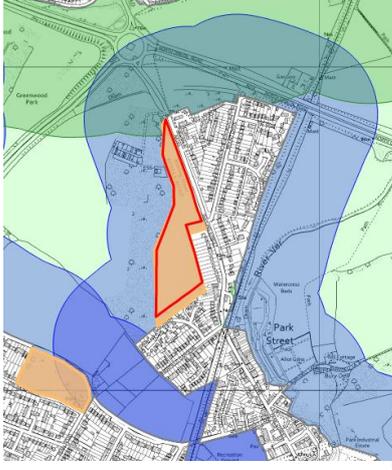
### Key development objectives/issues to address

1. The dwellings figure above includes one 50+ home Nursing care scheme, in accordance with Local Plan policy.
2. Access to Harper Lane must be agreed with the County Council.
3. Improved direct footpath and cycle routes must be provided south into Radlett at locations agreed with this Council, the County Council and Hertsmere Borough Council. Pedestrian access to bus routes on both sides of Watling Street must also be provided.
4. The setting of a Listed Building that is adjacent to the site must be taken into account.

### 3 - Large Sites – 100-249 Homes

L1 - Burston Nurseries, North Orbital Road, St Albans, AL2 2DS			
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	14.33	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 180 units (indicative) (additional to permission 5/2020/3022)		
Proforma Ref	M-036		
HELAA Ref	STS-04-21		
Green Belt Sub Area Ref	SA-130 / RA-46		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. Delivery of the additional 180 dwellings in a co-ordinated way alongside and integrated with the approach to delivering permission 5/2020/3022 '80 assisted living apartments with community facilities and 44 bungalows'.</li> <li>2. The site contains Grade II* listed Burston Manor House which must be retained and its setting preserved or enhanced, including through suitable boundary planting.</li> <li>3. The site is adjacent to two deciduous woodlands Priority Habitats and County Wildlife Sites on the eastern boundary side and on the western boundary south of the North Orbital is a traditional orchard Priority Habitat. Development proposals must take account of these existing trees and nearby woodlands.</li> </ol>			

**L2 - West of Watling Street, Park Street, AL2 2PZ**

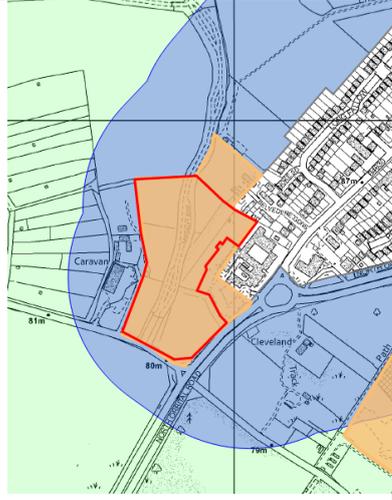
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	4.33	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 104 units (indicative)		
Proforma Ref	C-247		
HELAA Ref	STS-64-21		
Green Belt Sub Area Ref	SA-108 / RA-41		

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

**Key development objectives/issues to address**

1. The eastern site boundary along Watling Street is particularly visible and will need particular attention. Proposals must demonstrate that the boundary treatment is attractive and safe.
2. Development proposals must ensure that development minimise impact on the deciduous woodland Priority Habitat adjacent to the western boundary of the site, and takes into account the two nearby deciduous woodland Priority Habitats.

## 4 - Medium and Small Sites – 5-99 homes

M1 - East and West of Miriam Lane, Chiswell Green, AL2 3NY			
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	4.08	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 98 units (indicative)		
Proforma Ref	C-218		
HELAA Ref	STS-38-18		
Green Belt Sub Area Ref	SA-134 / SA-135 & SA-136 / RA-47 / RC-10		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. Miriam Lane is a private road running through the site.</li> <li>2. Footpath access along Noke Lane and alongside the North Orbital to Watford Road is narrow, and development must provide new or make sufficient contributions to make improvements to the existing highways, including widening, providing safety, and sufficient lighting.</li> <li>3. Proposals must take account of the area Tree Preservation Order in the east of the site.</li> </ol>			

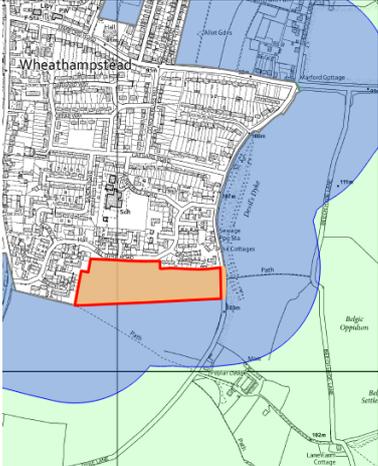
**M1a - Cross Lane, Harpenden, AL5 1BX**

Parish/Ward	Harpenden Town / Harpenden South	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	6.47	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 95 units (indicative)		
Proforma Ref	C-065		
HELAA Ref	HT-21-21		
Green Belt Sub Area Ref	SA-9 / RA-5		

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

**Key development objectives/issues to address**

1. Development proposals must demonstrate how they will address access to the site along the rural route of Cross Lane as currently there is no walking provision along Cross Lane, or via an alternative route. Development will require inclusion of appropriate provision for pedestrians and cyclists and sufficient width for passing vehicles.
2. The setting of the adjacent Harpenden Conservation Area and several Locally Listed Buildings must be taken into account.
3. Trees with Tree Preservation Orders on the boundary and one within the site must be retained and incorporated into design proposals.
4. Development proposals must minimise impacts on the existing hedgerows, with new boundary planting provided.

M2 - Hill Dyke Road, Wheathampstead, AL4 8TR			
Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	3.55	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 85 units (indicative)		
Proforma Ref	C-283		
HELAA Ref	WH-28-21		
Green Belt Sub Area Ref	SA-50 / RA-29		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. The main site access must connect north on to Hill Dyke Road. Access on to Dyke Lane to the east must be for pedestrians and cyclists only, and not for vehicles.</li> <li>2. Development proposals must demonstrate how they will avoid any harm to the Devil's Dyke Scheduled Monument that lies close to the eastern boundary of the site, and also demonstrate how they will enhance the understanding and local interpretation of Devils Dyke by putting open space/green infrastructure on that side of the site.</li> <li>3. Landscape impacts must be mitigated, which must include maintenance of substantial tree screening along the southern boundary.</li> </ol>			

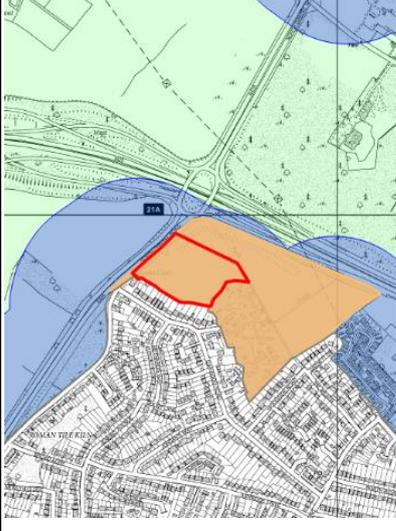
**M3 - Bedmond Lane, St Albans, AL3 4AH**

Parish/Ward	Verulam	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	5.84	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 78 units (indicative)		
Proforma Ref	C-135		
HELAA Ref	SA-18-21		
Green Belt Sub Area Ref	SA-55 / RA-31		

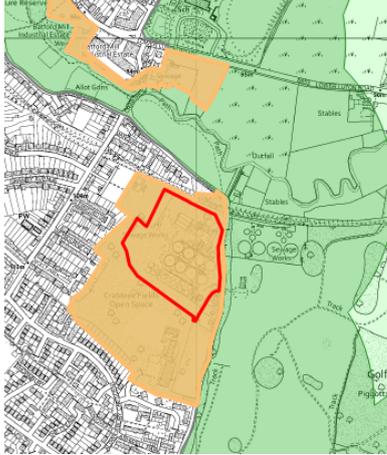
-  Local Authority Boundary
  HELAA Site Boundary
  Urban Settlement
  Green Belt Study Recommended Area
-  Metropolitan Green Belt
  Green Belt Study Settlement Buffer (250m)
  Green Belt Study Settlement Buffer (400m)

**Key development objectives/issues to address**

1. Proposals must take account of the Public Rights of way on site and include improvements to the local walking and cycling route network.
2. The setting of St Albans Conservation Area and Verulamium Roman City Scheduled Monument that lie just to the north of the site must be taken into consideration.
3. Development must take account of all those trees protected under Tree Preservation Order.

M4 - North of Oakwood Road, Bricket Wood, AL2 3PT			
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	3.07	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 74 units (indicative)		
Proforma Ref	O-028		
HELAA Ref	STS-30-21		
Green Belt Sub Area Ref	SA-161 / RA-50		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>Proposals must demonstrate suitable and safe access to residential areas to the south and not rely on pedestrians walking and cycling along the currently narrow path along the side of the North Orbital road.</li> <li>Development proposals must take account of adjacent trees subject to Tree Preservation Orders on the eastern boundary.</li> <li>A noise assessment must be carried out regarding the presence of the M25 and A405 to the west and north of the site, and appropriate mitigation measures provided as necessary, which may include setback of residential units, planting, and acoustic bunding/ fencing.</li> <li>Co-ordination with the site allocated for new community facilities (OS1) and community green space to the east is required.</li> </ol>			

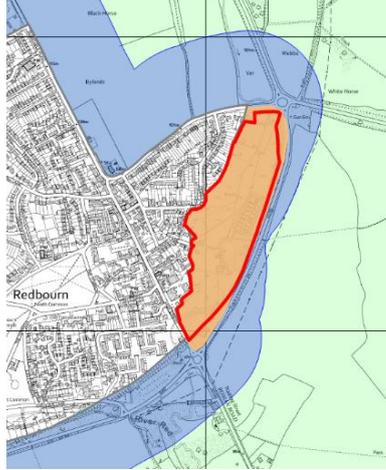
## M5 - Sewage Treatment Works, Piggottshill Lane, Harpenden, AL5 5UN

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	4.10	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 70 units (indicative)		
Proforma Ref	C-051		
HELAA Ref	HT-05-21-1		
Green Belt Sub Area Ref	SA-33 / RA-21 / RC-5		

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

### Key development objectives/issues to address

- Proposals must demonstrate how they will address access to the site along the relatively narrow Piggottshill Lane and Marquis Lane, including through appropriate provision for pedestrians and cyclists and sufficient width for passing vehicles.
- Access to the adjacent Lea Valley Walk must be provided for pedestrians and cyclists to enable sustainable transport connectivity.
- Access to the development sites to the south including for pedestrians and cyclists must be facilitated (Sites UC47 and M19).

<b>M6 - South of Harpenden Lane, Redbourn, AL3 7RQ</b>			
Parish/Ward	Redbourn	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	12.56	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 68 units (indicative)		
Proforma Ref	M-016		
HELAA Ref	R-18-21		
Green Belt Sub Area Ref	SA-8 / RA-4		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
<b>Key development objectives/issues to address</b>			
<ol style="list-style-type: none"> <li>Proposals must demonstrate how the site will be accessed effectively from Redbourn safely for pedestrians and cyclists without the need for direct access to the A5183.</li> <li>Proposals must include improvements to the local walking and cycling route network, and access to the Nickey Line must also be facilitated for pedestrians and cyclists.</li> <li>Development proposals must take account of the trees covered by Tree Preservation Order within the site.</li> <li>The River Ver is a distinctive feature of the site and proposals must demonstrate how they will preserve and enhance land and water biodiversity, and provide for new, attractive, well-connected and permanent recreational public access to the River Ver.</li> <li>Proposals must take account of the fact that approximately half of the site is in Flood Zone 3 and there must be no built form within the area of Flood Zone 3b.</li> <li>The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.</li> </ol>			

**M7 - Townsend Lane, Harpenden, AL5 2RH**

Parish/Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.91	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 65 units (indicative)		
Proforma Ref	C-057		
HELAA Ref	HT-13-21		
Green Belt Sub Area Ref	SA-16 / RA-13		

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

**Key development objectives/issues to address**

- Proposals must include improvements to the local walking and cycling route network, and access to the nearby Nickey Line must be facilitated for cyclists and walkers to enable sustainable transport connectivity.
- Most of the site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

**M8 - Verulam Golf Club, St Albans, AL1 1JG**

Parish/Ward	St Albans / Sopwell	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	2.80	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018963.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 65 units (indicative)		
Proforma Ref	C-299		
HELAA Ref	SA-07-21		
Green Belt Sub Area Ref	SA-103 / RA-39		

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

**Key development objectives/issues to address**

1. Existing golf facilities must be retained or enhanced.
2. Proposals must include improvements to the local rights of way network, including access to the public footpath adjacent to the south-west boundary.
3. The setting of the adjacent St Albans Conservation Area must be taken into consideration.

**M9 - Amwell Top Field, Wheathampstead, AL4 8DZ**

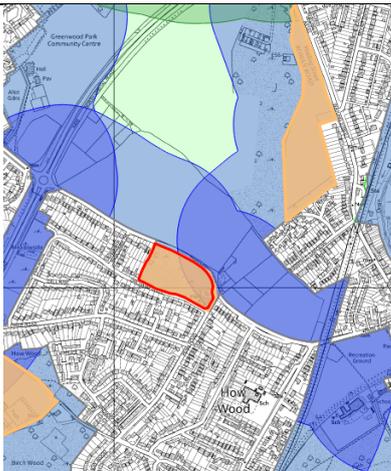
Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	4.27	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 60 units (indicative)		
Proforma Ref	C-280		
HELAA Ref	WH-24-17		
Green Belt Sub Area Ref	SA-53 / RA-30		

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

**Key development objectives/issues to address**

1. To preserve the setting of Amwell Conservation Area, built form must be located in the northern half of the site, adjacent to High Ash Road, while providing a substantial (approx. half the site) open space buffer and suitable tree screening to the south and south west.
2. Proposals must include improvements to the local footpath route network, including access to adjacent paths.

**M10 - Tippendell Lane and Orchard Drive, How Wood, AL2 2HJ**

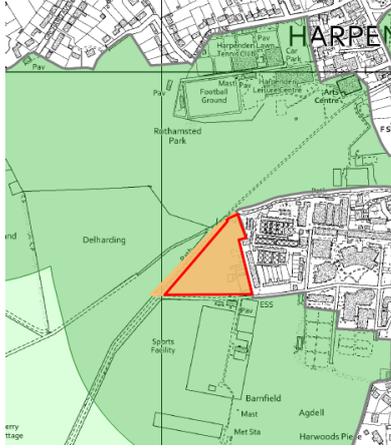
Parish/Ward	St Stephen/ Park Street	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	2.32	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 51 units (indicative)		
Proforma Ref	C-210		
HELAA Ref	STS-32-18		
Green Belt Sub Area Ref	SA-109 / RA-42		

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

**Key development objectives/issues to address**

1. Development proposals must facilitate the ongoing successful functioning of existing community facilities – Park Street Baptist Church, attendant buildings and open space and car parking.

## M11 - Rothamsted Research, Harpenden Campus, AL5 2JQ

Parish/ Ward	Harpenden Rural / Harpenden North & Rural	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.62		
Proposed use	Residential 55 units (indicative)		
Proforma Ref	M-008		
HELAA Ref	HT-10-21		
Green Belt Sub Area Ref	SA-15a/RA-10		
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- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Green Belt Study Recommended Area
- Metropolitan Green Belt
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

### Key development objectives/issues to address

1. Proposals must take account of the Public Rights of way adjacent to the site.
2. Proposals must take account of the adjoining Rothamsted Park and its setting, including potential long and short range views.

**M12 - North of The Slype, Gustard Wood, AL4 8SA**

Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	4.24		
Proposed use	Residential 49 units (indicative)		
Proforma Ref	C-262		
HELAA Ref	WH-10-18		
Green Belt Sub Area Ref	SA-38 & SA-39, RA-23 & RA-24 /RC-6		

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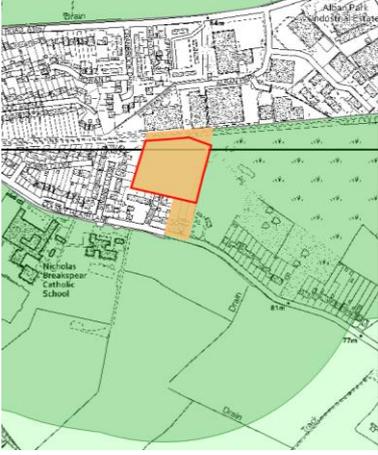
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- Local Authority Boundary
- HELAA Site Boundary
- Urban Settlement
- Green Belt Study Recommended Area
- Metropolitan Green Belt
- Green Belt Study Settlement Buffer (250m)
- Green Belt Study Settlement Buffer (400m)

**Key development objectives/issues to address**

1. Improved pedestrian and cycle routes linking the site towards Gustard Wood and Wheathampstead.
2. Proposals must only develop the open western part of the site and leave intact the eastern part of the site, a deciduous woodland Priority Habitat, while providing appropriate public access to the eastern woodland.
3. Development must also minimise impact to the deciduous woodland Priority Habitat to the north.

**M13 – North of Boissy Close, Colney Heath, AL4 0UE**

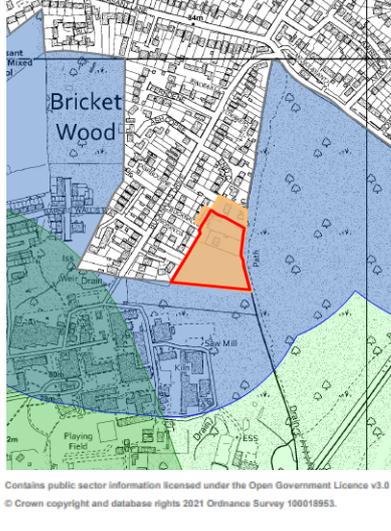
Parish/Ward	Colney Heath	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.44	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 49 units (indicative)		
Proforma Ref	C-012		
HELAA Ref	CH-12-21		
Green Belt Sub Area Ref	SA-93 / RA-38		

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

**Key development objectives/issues to address**

1. Proposals must include improvements to the local rights of way network, including access to the Alban Way adjacent to the northern boundary.
2. Details of access via the narrow Boissy Close must be agreed with the County Council.
3. Development proposals must take account of the adjacent deciduous woodland Priority Habitat on the eastern site edge and the significant belt of trees to the north along the Alban Way.

<b>M14 - Beesonend Lane, Harpenden, AL5 2AB</b>			
Parish/Ward	Harpenden Town / Harpenden South	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	2.03	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 43 units (indicative)		
Proforma Ref	C-049		
HELAA Ref	HT-03-21		
Green Belt Sub Area Ref	SA-11 / RA-7 (partially)		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
<b>Key development objectives/issues to address</b>			
<ol style="list-style-type: none"> <li>1. Access via Beesonend Lane for vehicles is not suitable. Pedestrian, cycling and vehicle access must be from the existing pattern of streets, or as required by the County Council.</li> <li>2. The setting of the Childwickbury Conservation Area and Grade II listed buildings to the south must be taken into account.</li> </ol>			

M15 - Bucknalls Drive, Bricket Wood, AL2 3YT			
Parish/Ward	St Stephen / Bricket Wood	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.28		 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 44 units (indicative)		
Proforma Ref	C-237		
HELAA Ref	STS-54-21		
Green Belt Sub Area Ref	SA-158 / RA-49		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>Proposals must take account of the adjoining Bricket Wood Common Site of Special Scientific Interest (SSSI).</li> <li>Proposals must take account of the woodland to the south covered by Tree Preservation Order.</li> <li>Proposals must take account of a deciduous woodland Priority Habitat along the west and south-west boundary.</li> <li>The east and west boundary inside the site is a County Wildlife Site, which also runs along the outside of the southern boundary.</li> </ol>			

**M16 - Falconers Field, Harpenden, AL5 3ES**

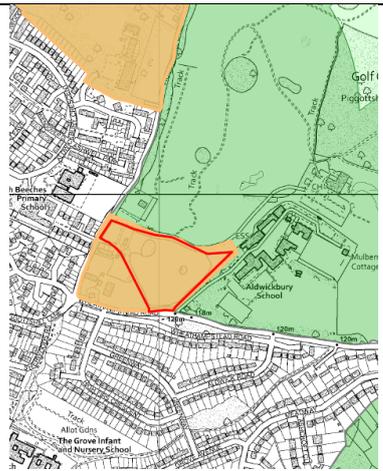
Parish/Ward	Harpenden Town / Harpenden North and Rural	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.16	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 39 units (indicative)		
Proforma Ref	C-050		
HELAA Ref	HT-04-21		
Green Belt Sub Area Ref	SA-17 / RA-14		

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

**Key development objectives/issues to address**

1. Proposals must include improvements to the local rights of way network, including access to the footpath adjacent to the western boundary.
2. Most of the site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

## M17 - North of Wheathampstead Road, Harpenden, AL5 1AB

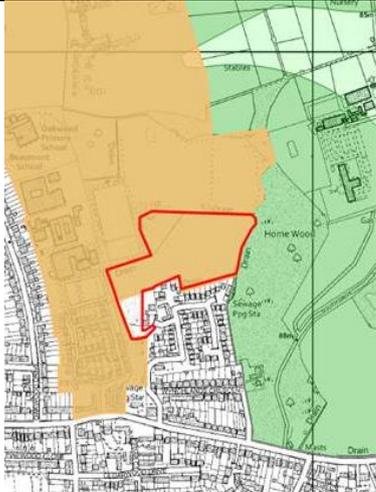
Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	2.26	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 38 units (indicative)		
Proforma Ref	C-286		
HELAA Ref	WH-32-21		
Green Belt Sub Area Ref	SA-36 / RA-22		



### Key development objectives/issues to address

1. The setting of two Grade II Listed Buildings to the south west of the site must be taken into consideration.

## M18 - East of Kay Walk, St Albans, AL4 0XH

Parish/Ward	Hill End	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	3.30	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 37 units (indicative)		
Proforma Ref	C-001		
HELAA Ref	CH-01-21		
Green Belt Sub Area Ref	SA-77a / RA-36 & RC-8		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			

### Key development objectives/issues to address

1. Suitable access will need to be demonstrated that reaches the nearest roads of Austen Way and/ or Farm Drive and does not go via Oaklands College.
2. The settings of two Listed Buildings adjacent to the site must be taken into account.
3. Development proposals must take account of the area of Deciduous Woodland Priority Habitat on the western side of the site, and Home Wood on the eastern boundary the Ancient Woodland which is also a County Wildlife Site and is covered by a blanket Tree Preservation Order (for the wider area).
4. A potential small area of contaminated land in the north-west corner of the site must be subject to a Risk Assessment and appropriate treatment.

## M19 - Piggottshill Lane, Harpenden, AL5 5UN

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.86	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 29 units (indicative)		
Proforma Ref	C-055		
HELAA Ref	HT-11-21		
Green Belt Sub Area Ref	SA-33 / RA-21 & RC-5		

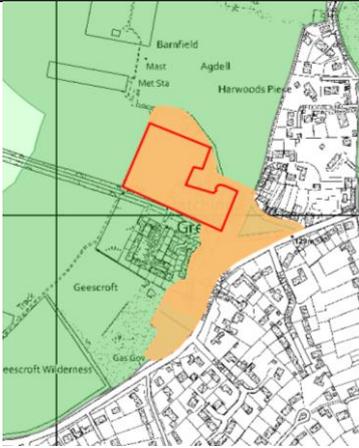
- Local Authority Boundary
  HELAA Site Boundary
  Urban Settlement
  Green Belt Study Recommended Area
- Metropolitan Green Belt
  Green Belt Study Settlement Buffer (250m)
  Green Belt Study Settlement Buffer (400m)

### Key development objectives/issues to address

1. Piggottshill Lane is narrow and there is currently no pedestrian provision. Suitable access and design, including for pedestrians and cyclists, will need to be agreed with the County Council.
2. Access including for pedestrians and cycles to the allocated sites to the north and west must be facilitated (Sites M5 and UC47).

M20 - Lower Luton Road, Harpenden, AL5 5AF			
Parish/Ward	Harpenden Town	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.74	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 25 units (indicative)		
Proforma Ref	C-064		
HELAA Ref	HT-20-21		
Green Belt Sub Area Ref	SA-32 / RA-20		
<p>  Local Authority Boundary     HELAA Site Boundary     Urban Settlement     Green Belt Study Recommended Area   Metropolitan Green Belt     Green Belt Study Settlement Buffer (250m)     Green Belt Study Settlement Buffer (400m) </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. Safe site access for pedestrians, cyclists and vehicles must be provided that connects through and also outside the site along Lower Luton Road.</li> <li>2. A small area of the site in the south-west is in Flood Zone 2 and 3, and development proposals must fully take account of this and keep all built form outside of Flood Zone 3b.</li> </ol>			

**M21 - Rothamsted Lodge, Hatching Green, AL5 2GT**

Parish/Ward	Harpenden Town / Harpenden South West	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.90	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 25 units (indicative) (this includes 5 units from planning permission 5/2022/1814)		
Proforma Ref	C-067		
HELAA Ref	HT-22-18		
Green Belt Sub Area Ref	SA-15B / RA-12 & RC-2		

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

**Key development objectives/issues to address**

1. Additional development to be located in the north-west portion of the site; allocation includes planning permission for residential uses granted in the south east.
2. The site lies within the Harpenden Conservation Area, is adjacent to a Grade II Listed Building, and has Locally Listed Buildings to the east side. The setting of these heritage assets must be taken into account.
3. Development proposals must take account of the deciduous woodland Priority Habitat within the site.

**M22 - Wood End, Hatching Green, Harpenden, AL5 2JT**

Parish/Ward	Harpenden Rural	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.74	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 14 units (indicative)		
Proforma Ref	C-037		
HELAA Ref	HR-02-18		
Green Belt Sub Area Ref	SA-14 / RA-9 & RC-2 (partially)		

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

**Key development objectives/issues to address**

1. The site contains a Locally Listed Building, which must be retained; and lies partly within the Harpenden Conservation Area. The setting of these heritage assets must be taken into account.
2. Development proposals must take into account the adjacent deciduous woodland Priority Habitat along the western boundary.

**M23 - Ashdale Lye Lane, Bricket Wood, AL2 3LQ**

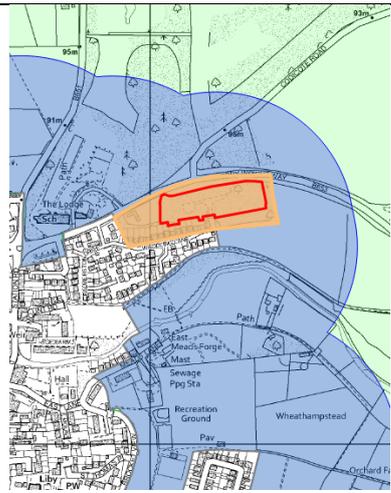
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	2.26	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 14 units (indicative)		
Proforma Ref	C-240		
HELAA Ref	STS-57-21		
Green Belt Sub Area Ref	SA-123 / RA-45		

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

**Key development objectives/issues to address**

1. Proposals must take account of Bricket Wood Common Site of Special Scientific Interest (SSSI) which lies partly within and adjoining the site.
2. Proposals must take account of the Tree Preservation Order which covers the large majority of the site.
3. Development proposals must take account of the deciduous woodland which is also a County Wildlife Site, and other habitats form a Priority Habitat over most of the site.

**M24 - South of Codicote Road, Wheathampstead, AL4 8GD**

Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.00	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 12 units (indicative)		
Proforma Ref	C-255		
HELAA Ref	WH-03-21		
Green Belt Sub Area Ref	SA-44 / RA-26		

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

**Key development objectives/issues to address**

1. Safe site access for pedestrians, bicycles and vehicles must be provided, that connects onto and along Codicote Lane.
2. Proposals must take account of the blanket Tree Preservation Order covering the site and that the majority of the site is a deciduous woodland Priority Habitat.
3. There is a strip of contaminated land running diagonally through the site, which will need to be subject to a Risk Assessment and appropriate treatment.

## M25 - Baulk Close, Harpenden, AL5 4LY

Parish/Ward	Harpenden Town / Harpenden North and Rural	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.53	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 8 units (indicative)		
Proforma Ref	C-056		
HELAA Ref	HT-12-21		
Green Belt Sub Area Ref	SA-22 / RA-16		

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

### Key development objectives/issues to address

1. Proposals must include improvements to the local rights of way network, including access to the Lea Valley Walk adjacent to the west boundary.
2. Proposals must take account of the adjacent Priority Habitat to the east, an area of deciduous woodland.
3. Part of the site along the wooded boundary is in Flood Zone 2 and 3; development proposals must take account of this and there will be no built form within Flood Zone 3b.

## M26 - Highway Chipping Depot, Lower Luton Road, AL4 8JJ

Parish/Ward	Wheathampstead	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.34	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 7 units (indicative)		
Proforma Ref	C-278		
HELAA Ref	WH-22-17		
Green Belt Sub Area Ref	SA-41 / RA-25		

### Key development objectives/issues to address

- Proposals must take account of the western side being within Flood Zone 2.

## M27 - Frogmore Vicarage, Frogmore, AL2 2JU

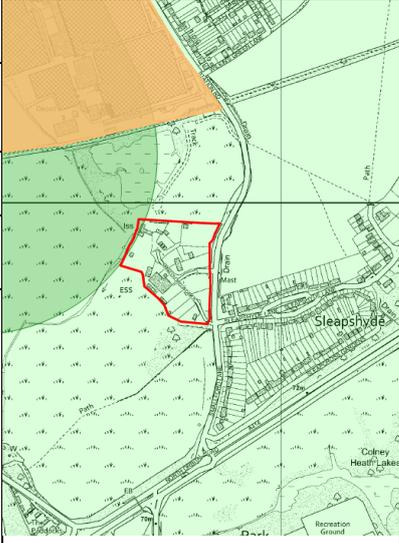
Parish/Ward	St Stephen/ Park Street	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.06	<p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	<p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 5 units (indicative)		
Proforma Ref	C-188		
HELAA Ref	STS-08-21		
Green Belt Sub Area Ref	SA-113 / RA-44		

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

### Key development objectives/issues to address

1. The site lies partly within the Park Street and Frogmore Conservation Area, and there is a Grade II Listed Church to the North. Proposals must take into consideration the setting of these heritage assets.
2. Proposals must take account of the trees protected by Tree Preservation Order.
3. Proposals must take account of the deciduous woodland Priority Habitat covering much of the site.

## 5 - Green Belt - Previously Developed Land

P1 - Smallford Works, Smallford Lane, AL4 0SA			
Parish	Colney Heath	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	3.34	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Housing 80 units (indicative)		
Proforma Ref	C-027		
HELAA Ref	CH-30-21		
Green Belt Sub Area Ref	SA-87 / Not recommended		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			
<h3>Key development objectives/issues to address</h3> <ol style="list-style-type: none"> <li>1. Development proposals must take account of the Priority Habitat towards the south east of the site, an area of deciduous woodland.</li> <li>2. The site will need to be subject to a contaminated land Risk Assessment and if necessary any appropriate treatment.</li> </ol>			

## P2 – Land at North Orbital Road, AL2 1DL

Parish	St Albans	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.88		
Proposed use	Housing 64 units (indicative)		
Proforma Ref	C-137		
HELAA Ref	SA-20-21		
Green Belt Sub Area Ref	SA-100 / Not Recommended		

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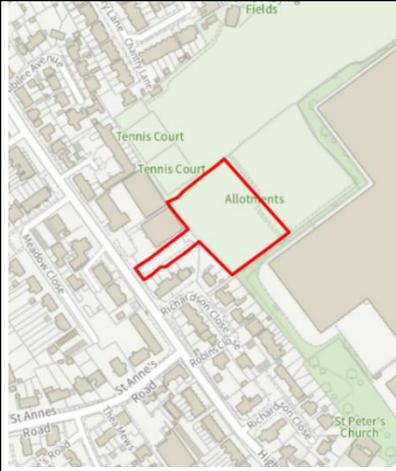
 Local Authority Boundary	 HELAA Site Boundary	 Urban Settlement	 Green Belt Study Recommended Area
 Metropolitan Green Belt	 Green Belt Study Settlement Buffer (250m)	 Green Belt Study Settlement Buffer (400m)	

### Key development objectives/issues to address

1. New and/or significantly improved pedestrian, cycle and vehicular access west to Napsbury Lane and east to London Road and more widely to St Albans and London Colney must be provided.
2. A noise assessment must be carried out regarding the adjacent North Orbital Road, and appropriate mitigation measures provided if necessary.

## 6 - Sites within Urban Settlements (HELAA)

U1 - East of Morris Recreation Ground, adjacent to A1081 and White Horse Lane			
Parish/Ward	London Colney	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	1.32		
Proposed use	Residential 53 units (indicative)		
Proforma Ref	C-091		
HELAA Ref	LC-17-18		
<p>  Local Authority Boundary               HELAA Site Boundary               Urban Settlement               Green Belt Study Recommended Area   Metropolitan Green Belt               Green Belt Study Settlement Buffer (250m)               Green Belt Study Settlement Buffer (400m)         </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>1. Proposal must avoid compromising existing business activities on the adjacent industrial estate to the south.</li> <li>2. A noise assessment must be carried out regarding the adjacent dual carriageway and appropriate mitigating measures provided as necessary.</li> </ol>			

U2 - Land South West of London Colney Allotments, AL2 1RG			
Parish/Ward	London Colney	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.66	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 25 units (indicative)		
Proforma Ref	C-086		
HELAA Ref	LC-12-21-1		
<p>  Local Authority Boundary    HELAA Site Boundary    Urban Settlement    Green Belt Study Recommended Area   Metropolitan Green Belt    Green Belt Study Settlement Buffer (250m)    Green Belt Study Settlement Buffer (400m) </p>			
Key development objectives/issues to address			
1. Suitable access to the adjoining allotments must be facilitated.			

U3 - Former Bricket Wood United Reformed Church, AL2 3QR			
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.17	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Residential 10 units (indicative)		
Proforma Ref	C-198		
HELAA Ref	STS-18-21		
<p>  Local Authority Boundary                HELAA Site Boundary                Urban Settlement                Green Belt Study Recommended Area   Metropolitan Green Belt                Green Belt Study Settlement Buffer (250m)                Green Belt Study Settlement Buffer (400m)         </p>			
<b>Key development objectives/issues to address</b>			
<p>1. Proposals must take account of the Tree Preservation Order on a group of trees within the site and on a tree adjacent to the site.</p>			

U4 – Greenwood United Reformed Church AL2 3HG			
Parish/Ward	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	0.47		
Proposed use	Residential 5 units (indicative)		
Proforma Ref	M-039		
HELAA Ref	STS-23-21		
<b>Key development objectives/issues to address</b>			
<ol style="list-style-type: none"> <li>1. The private road that connects the site to Watford Road is narrow and proposals must demonstrate adequate access and egress for pedestrians, cyclists and vehicles.</li> <li>2. Proposals must retain a community facility with at least the same floorspace.</li> </ol>			

## 7 - Sites within Settlements (Urban Capacity Study)

UC1 – Sainsbury’s Supermarket, Everard Close, St Albans AL1 2QU		
Parish/Ward	Sopwell	Allocated site boundary (red line)
Hectares	2.45	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 92 units (indicative)	
UCS Ref	UCS-SA-SD-051	
Ownership	Private	

### Key development objectives/issues to address

- Proposals must retain a supermarket with a similar floorspace and retain a similar amount of parking, with the homes delivered through intensification of the site.
- Half of the site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

UC2 - Civic Close Car Park Bricket Road, St Albans, AL1 3JX		
Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.46	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 57 units (indicative)	
UCS Ref	UCS-SA-HD-008	
Ownership	Public	

### Key development objectives/issues to address

- The site will require a survey of car park usage before proceeding with any proposals.
- The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
- The design must take account of the existing trees on/ adjacent to the site.
- A new pedestrian and cycle route through the site to link Marlborough Road, Civic Close and Jubilee Square should be explored to increase permeability in the area.



### UC5 - 18- 20 Catherine Street St Albans, AL3 5BY

Parish/Ward	St Peters	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.43	
Proposed use	Residential 31 units (indicative)	
UCS Ref	UCS-SA-HD-018-v2	
Ownership	Private	

#### Key development objectives/issues to address

1. The site will require a survey of car park usage before proceeding with any proposals.
2. The site lies within the St Albans Conservation Area and is adjacent to Listed Buildings.
3. Development proposals must take into consideration any impacts on these heritage assets.

### UC6 - 13-19 Sutton Road & 5-11a Pickford Road St Albans, AL1 5JH

Parish/Ward	Clarence	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.32	
Proposed use	Residential 29 units (indicative)	
UCS Ref	UCS-SA-HD-029-v2	
Ownership	Private	

#### Key development objectives/issues to address

1. The proposal must retain appropriate access for the properties to the rear.

UC7 - 5 Spencer Street, St Albans, AL3 5EH		
Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.19	
Proposed use	Residential 28 units (indicative)	
UCS Ref	UCS-SA-HD-014	
Ownership	Private	

**Key development objectives/issues to address**

1. The site lies within the St Albans Conservation Area and is adjacent to Listed Buildings. Development proposals must take into consideration any impacts on these heritage assets.

UC8 - Public Hall, 6 Southdown Road, Harpenden, AL5 1TE		
Parish/Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	0.29	
Proposed use	Residential 26 units (indicative)	
UCS Ref	UCS-HT-HD-011	
Ownership	Public	

**Key development objectives/issues to address**

1. Proposed designs must take into consideration aspects of the existing character of the area and retain the open character to the front (west).
2. The site lies within the Harpenden Conservation Area and is adjacent to Listed Buildings. Development proposals must take into consideration any impacts on these heritage assets.

**UC9 - Keyfield Terrace Car Park, Keyfield Terrace, St Albans, AL1 1PD**

Parish/Ward	St Peters	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Hectares	0.28	
Proposed use	Residential 25 units (indicative)	
UCS Ref	UCS-SA-HD-023	
Ownership	Public (includes a long lease)	

**Key development objectives/issues to address**

1. The site will require a survey of car park usage before proceeding with any proposals.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage.
3. The design must take account of the existing trees on / adjacent to the site.

**UC10 - Garage Block rear of 109-179 Hughenden Road, St Albans, AL4 9QW**

Parish/Ward	Sandridge/Marshalswick East and Jersey Farm	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Hectares	0.27	
Proposed use	Residential 24 units (indicative)	
UCS Ref	UCS-SAN-SD-004	
Ownership	Private	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.

**UC11 - 50 Victoria Street St Albans, AL1 3HZ**

Parish/Ward	St Peters	<p>Allocated site boundary (red line)</p> <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.14	
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-SA-HD-021-v2	
Ownership	Private / Public	

**Key development objectives/issues to address**

1. The site contains a Locally Listed Building, which must be retained.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

**UC12 - Garage Block Between Hughenden Road and The Ridgeway, St Albans, AL4 9RH**

Parish/Ward	Sandridge / Marshalswick East and Jersey Farm	<p>Allocated site boundary (red line)</p> <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.22	
Proposed use	Residential 20 units (indicative)	
UCS Ref	UCS-SAN-SD-003	
Ownership	Private	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.

<b>UC13 - Car Park adjacent to Verulam House, Verulam Road, St Albans, AL3 5EN</b>		
Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.21	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 19 units (indicative)	
UCS Ref	UCS-SA-HD-003	
Ownership	Public	

**Key development objectives/issues to address**

1. The site will require a survey of car park usage before proceeding with any proposals.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on / adjacent to the site.
4. The site adjoins the garage site to the south (UC23) which is also proposed for development, and an overarching approach to design and access will be needed.

<b>UC14 - Car Park to rear of 3 Church Green (Waitrose), Harpenden, AL5 2TJ</b>		
Parish/Ward	Harpenden Town/Harpenden West	Allocated site boundary (red line)
Hectares	0.39	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 19 units (indicative)	
UCS Ref	UCS-HT-HD-035	
Ownership	Private	

**Key development objectives/issues to address**

1. Proposals must retain a supermarket with the same floorspace and retain a similar amount of parking, through intensification or redevelopment.
2. Appropriate levels of car parking for existing and new development must be provided.
3. The site lies within the Harpenden Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
4. The design must take account of the existing trees on / adjacent to the site.

**UC15 - Bowers Way East Car Park Bowers Way, Harpenden, AL5 4EQ**

Parish/Ward	Harpenden Town/Harpenden West	Allocated site boundary (red line)
Hectares	0.44	
Proposed use	Residential 18 units (indicative)	
UCS Ref	UCS-HT-HD-037	
Ownership	Public	

**Key development objectives/issues to address**

1. This site will require a survey of car park usage before proceeding with any proposals.
2. The site lies within the Harpenden Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on/ adjacent to the site.
4. A noise assessment must be carried out on the adjoining railway line and appropriate mitigating measures provided as necessary.

**UC16 - Garage Block west of Thirlestane, St Albans, AL1 3PE**

Parish/Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.19	
Proposed use	Residential 17 units (indicative)	
UCS Ref	UCS-SA-HD-041	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.

2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on / adjacent to the site.

### UC17 - Garage Block off Cotlandswick, London Colney, AL2 1ED

Parish/Ward	London Colney	Allocated site boundary (red line)
Hectares	0.51	
Proposed use	Residential 15 units (indicative)	
UCS Ref	UCS-LD-SD-017	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.

### UC18 - Garage block to front of 94-142 Riverside Road, Riverside Road, St Albans, AL1 1SE

Parish/Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.15	
Proposed use	Residential 14 units (indicative)	
UCS Ref	UCS-SA-HD-051	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

**UC19 - 54 Lemsford Road St Albans, AL1 3PR**

Parish/Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.35	
Proposed use	Residential 14 units (indicative)	
UCS Ref	UCS-SA-HD-044-v2	
Ownership	Private	

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**Key development objectives/issues to address**

1. The site contains a Locally Listed Building, which must be retained.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on / adjacent to the site proposals must minimise impacts on the existing trees, including TPO trees.
4. A noise assessment must be carried out regarding the adjacent railway line, and appropriate mitigation measures provided as necessary.

**UC20 - 104 High Street London Colney, AL2 1QL**

Parish/Ward	London Colney	Allocated site boundary (red line)
Hectares	0.27	
Proposed use	Residential 13 units (indicative)	
UCS Ref	UCS-LD-SD-021-v2	
Ownership	Private	

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**Key development objectives/issues to address**

- Proposed designs must take into consideration aspects of the existing character of the area and retain the open character to the front.

### UC21 - Garages off Chapel Place, St Albans, AL1 2JZ

Parish/Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.24	
Proposed use	Residential 12 units (indicative)	
UCS Ref	UCS-SA-SD-007	
Ownership	Public	

#### Key development objectives/issues to address

- The design must respond appropriately to the one-storey bungalows on Chapel Place.
- Appropriate levels of car parking for existing and new development must be provided.
- The proposal must retain appropriate access for the properties to the rear.

### UC22 - Car Park to rear of 77-101 Hatfield Road, Hatfield Road, St Albans, AL1 4JL

Parish/Ward	Clarence	Allocated site boundary (red line) 
Hectares	0.13	
Proposed use	Residential 12 units (indicative)	
UCS Ref	UCS-SA-HD-058	
Ownership	Public	

#### Key development objectives/issues to address

- Appropriate levels of car parking for existing and new development must be provided.
- Access to the rear of properties to the south and another car park to the west must be provided.

3. The site lies adjacent to the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

**UC23 - Garage Site adj. Verulam House, Verulam Road, St Albans, AL3 5EN**

Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.13	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 11 units (indicative)	
UCS Ref	UCS-SA-HD-002	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on / adjacent to the site.
4. The site adjoins the car park to the north (UC13) which is also proposed for development, and an overarching approach to design and access will be needed.

**UC24 - Garages Rear of Hill End Lane (North), St Albans, AL4 0AE**

Parish/Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.26	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-SA-SD-034	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Drakes Drive is narrow and proposals must demonstrate adequate access and egress.

3. The design must take account of the existing trees on / adjacent to the site.
4. The site adjoins the garage site to the south (UC34) which is also proposed for development, and an overarching approach to design and access will be needed.

### UC25 - 318 Watford Road, Chiswell Green, AL2 3DP

Parish/Ward	St Stephen	Allocated site boundary (red line)
Hectares	0.19	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-CG-SD-009	
Ownership	Private	

#### Key development objectives/issues to address

1. Redevelopment must take into account the existing character and amenity of the surrounding area.

### UC26 - Garage Block to Malvern Close, St Albans, AL4 9SZ

Parish/Ward	Sandridge / Marshalswick West	Allocated site boundary (red line)
Hectares	0.14	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 10 units (indicative)	
UCS Ref	UCS-SAN-SD-015	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. Access from the site to the footpath to the north must be facilitated.
3. The design must take account of the existing trees on / adjacent to the site.

UC27 - Berkeley House, Barnet Road, London Colney, AL2 1BG		
Parish/Ward	London Colney	
Hectares	0.15	
Proposed use	Residential 9 units (indicative)	
UCS Ref	UCS-LD-SD-024	
Ownership	Private	

**Key development objectives/issues to address**

1. Berkeley House is a Grade II listed building and proposals must be appropriate and sympathetic to its heritage status. Proposals must also take into consideration that the site lies within the London Colney Conservation Area.
2. Proposals must seek to retain and incorporate existing trees on the site.

UC28 - New Greens Residents Association, 2 High Oaks, St Albans, AL3 6DL		
Parish/Ward	St Albans North / Batchwood	
Hectares	0.20	
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-SA-SD-050	
Ownership	Public	

**Key development objectives/issues to address**

1. The existing community facilities must be relocated to new and improved facilities at Site OS2 Toulmin Drive / Highelms before development commences.

### UC29 - Garage Block off Noke Shot, Harpenden, AL5 5HS

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.16	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-HT-SD-015	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Noke Shot Drive is narrow and proposals must demonstrate adequate access and egress.

### UC30 - Garages Between Abbots Avenue West and Abbey Line, St Albans, AL1 2JH

Parish/Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.16	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-SA-SD-011	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The design must take account of the existing trees on / adjacent to the site.

UC31 - Garages rear of Tudor Road, St Albans, AL3 6AY		
Parish/Ward	Bernards Heath	Allocated site boundary (red line)
Hectares	0.19	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-SA-SD-048	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. Good access is expected and both access roads into the site are to be retained.
3. The design must take account of the existing trees on / adjacent to the site.

UC32 - Garages off Creighton Avenue, St Albans, AL1 2LZ		
Parish/Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.15	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 8 units (indicative)	
UCS Ref	UCS-SA-SD-013	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.

### UC33 - Land Rear of 53 Snatchup, Redbourn, AL3 7HF

Parish/Ward	Redbourn	Allocated site boundary (red line)
Hectares	0.18	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-RB-SD-003	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Snatchup is narrow and proposals must demonstrate adequate access and egress.
3. The design must take account of the existing trees on/ adjacent to the site.
4. The site lies within the Chilterns Beechwoods Special Area of Conservation (CBSAC) Zone of Influence (ZOI). Appropriate contributions must be made towards the Strategic Access Management and Monitoring Strategy (SAMMS). Development proposals will also need to make provision for a new Suitable Alternative Natural Greenspace (SANG), or alternatively contribute towards the maintenance of a suitable SANG project elsewhere.

### UC34 - Garages Rear of Hill End Lane (South), St Albans, AL4 0AE

Parish/Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.18	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-SA-SD-033	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.

2. The track that connects the site to Frobisher Road is narrow and proposals must demonstrate adequate access and egress.
3. The site adjoins the garage site to the north (UC24) which is also proposed for development, and an overarching approach to design and access will be needed.

### UC35 - Market Depot, Drovers Way, St Albans, AL3 5FA

Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.08	
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-SA-HD-015	
Ownership	Public	

#### Key development objectives/issues to address

1. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

### UC36 - Garages off Park Street Lane, Park Street, AL2 2ND

Parish/Ward	St Stephen / Park Street	Allocated site boundary (red line)
Hectares	0.13	
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-PS-SD-004	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The design must take account of the existing trees on / adjacent to the site.
3. The pedestrian access from the east must be retained and enhanced.

**UC37 - Garages off Watling View (East), St Albans, AL1 2NT**

Parish/Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.13	
Proposed use	Residential 7 units (indicative)	
UCS Ref	UCS-SA-SD-004	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The design must take account of the existing trees on / adjacent to the site.

**UC38 - Garage block to rear of 27-32 St Pauls Place, St Pauls Place, St Albans, AL1 4JW**

Parish/Ward	Clarence	Allocated site boundary (red line) 
Hectares	0.13	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-HD-057	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to St Pauls Place is narrow and proposals must demonstrate adequate access and egress.

**UC39 - Garage Block to east of 8 Heath Close, Harpenden, AL5 1QN**

Parish/Ward	Harpenden Town / Harpenden West	Allocated site boundary (red line)
Hectares	0.13	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-HT-HD-016	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The site lies within the Harpenden Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. Access to the smallholding to the south-east must be retained.

**UC40 - Land Rear of New House Park Shops, St Albans, AL1 1UJ**

Parish/Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.12	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-027	
Ownership	Private	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. Access to the adjacent Herons Way route must be facilitated from within the site.
3. The proposal must retain rear access for the properties and shops.
4. The design must take account of the existing trees on/ adjacent to the site.

<b>UC41 - Garages at Grindcobbe, St Albans, AL1 2ED</b>		
Parish/Ward	Sopwell	Allocated site boundary (red line)
Hectares	0.12	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-016	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. A noise assessment must be carried out for the railway line and appropriate mitigating measures provided as necessary.

<b>UC42 - Garages off Thirlmere Drive, St Albans, AL1 5QS</b>		
Parish/Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.15	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-046	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Thirlmere Drive is narrow and proposals must demonstrate adequate access and egress.

**UC43 - Garage block to west of 32-46 Riverside Road, St Albans, AL1 1SD**

Parish/Ward	Sopwell	Allocated site boundary (red line) 
Hectares	0.06	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-HD-055	
Ownership	Public	

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**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.
3. The design must take account of the existing trees on / adjacent to the site.

**UC44 - Garage Block off Millford Hill, Harpenden, AL5 5BN**

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line) 
Hectares	0.08	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-HT-SD-013	
Ownership	Public	

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**Key development objectives/issues to address**

1. The track that connects the site to Millford Hill is narrow and proposals must demonstrate adequate access and egress.

**UC45 - Garages off Watling View (West), St Albans, AL1 2PA**

Parish/Ward	Sopwell	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.11	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-SA-SD-003	
Ownership		

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The design must take account of the existing trees on/ adjacent to the site.

**UC46 - Garage Blocks adj. to 76 Oakley Road and 151 Grove Road, Harpenden, AL5 1HJ**

Parish/Ward	Harpenden South	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Hectares	0.12	
Proposed use	Residential 6 units (indicative)	
UCS Ref	UCS-HT-SD-004-v2	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.
2. The design must take account of the existing trees on/ adjacent to the site.

### UC47 - Crabtree Fields / Land at Waldegrave Park, Harpenden, AL5 5SA

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.88	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-SD-018	
Ownership	Public	

#### Key development objectives/issues to address

1. Existing community facilities must be retained and/or enhanced.
2. Crabtree Open Space must be retained and improved through better planting and amenities.
3. The site adjoins M5 and M19 which are also proposed for development, and an overarching approach to design and access will be needed.

### UC48 - Car Park adj. to 42-46 Adelaide Street, St Albans, AL3 5BH

Parish/Ward	St Peters	Allocated site boundary (red line)
Hectares	0.05	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SA-HD-016-v2	
Ownership	Public	

#### Key development objectives/issues to address

1. This site will require a survey of car park usage before proceeding with any proposals.
2. The site lies within the St Albans Conservation Area and development proposals must take into consideration any impacts on this heritage asset.

### UC49 - Garage Block rear of 18-30 Furse Avenue, St Albans, AL4 9NE

Parish/Ward	Sandridge / Marshalswick West	Allocated site boundary (red line)
Hectares	0.13	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SAN-SD-017	
Ownership	Public	

#### Key development objectives/issues to address

1. Appropriate levels of car parking for existing and new development must be provided.
2. The track that connects the site to Furse Avenue is narrow and proposals must demonstrate adequate access and egress.
3. Access to the play area to the south should be facilitated.

### UC50 - Southview Car Park, Lower Luton Road, Harpenden, AL5 5AW

Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.10	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100018953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-HD-010	
Ownership	Public	

#### Key development objectives/issues to address

1. The site will require a survey of car park usage before proceeding with any proposals.
2. The design of redevelopment will be expected to respond positively to its corner setting.
3. The design must take account of the existing trees on/ adjacent to the site.

<b>UC51 - Garage Block to south of Abbots Park Abbots Park, St Albans, AL1 1TW</b>		
Parish/Ward	Cunningham	Allocated site boundary (red line)
Hectares	0.06	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-SA-HD-050	
Ownership	Private	

**Key development objectives/issues to address**

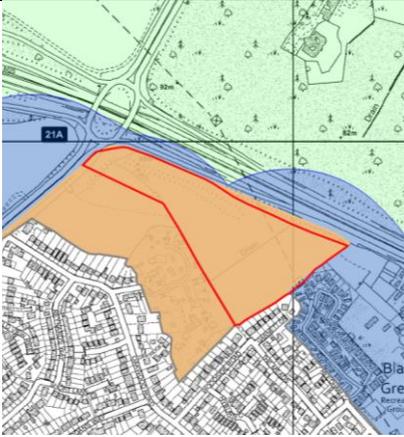
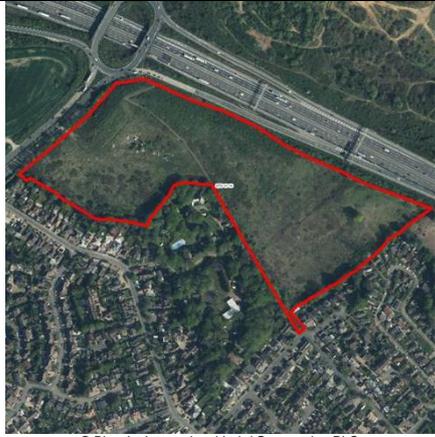
1. Appropriate levels of car parking for existing and new development must be provided.
2. A noise assessment must be carried out for the railway line and appropriate mitigating measures provided as necessary.
3. The design must take account of the existing trees on/ adjacent to the site, including TPO trees.

<b>UC52 - Garage Block off Tallents Crescent, Harpenden, AL5 5BS</b>		
Parish/Ward	Harpenden Town / Harpenden East	Allocated site boundary (red line)
Hectares	0.10	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>
Proposed use	Residential 5 units (indicative)	
UCS Ref	UCS-HT-SD-012	
Ownership	Public	

**Key development objectives/issues to address**

1. Appropriate levels of car parking for existing and new development must be provided.

## 8 - Other Sites

OS1 - Land to the North of Bricket Wood, bounded by the M25 and A405 North Orbital			
Parish	St Stephen	Allocated site boundary (red line)	Original HELAA site boundary
Hectares	6.52	 <p>Contains public sector information licensed under the Open Government Licence v3.0 © Crown copyright and database rights 2021 Ordnance Survey 100019953.</p>	 <p>© Bluesky International Ltd. / Getmapping PLC</p>
Proposed use	Community Facilities		
Proforma Ref	O-029		
HELAA Ref	STS-31-16		
Green Belt Sub Area Ref	SA-161 / RA-50		
<p>  Local Authority Boundary              HELAA Site Boundary              Urban Settlement              Green Belt Study Recommended Area   Metropolitan Green Belt              Green Belt Study Settlement Buffer (250m)              Green Belt Study Settlement Buffer (400m)         </p>			
Key development objectives/issues to address			
<ol style="list-style-type: none"> <li>The site is allocated for community uses only – in line with the aims of the St Stephen Neighbourhood Plan. These community uses may comprise:           <ul style="list-style-type: none"> <li>allotments and a landscaped parkland area, with public access via bridleways and footpaths, and with additional tree planting along the boundary with the M25</li> <li>a new medical centre and/or a relocation of the Scout group</li> <li>a community centre and associated outdoor sport and recreation facilities.</li> </ul> </li> <li>The track that connects the site to Woodside Road is narrow and proposals must demonstrate adequate access and egress.</li> <li>Development proposals must minimise impacts on the Priority Habitat along part of the western boundary, an area of deciduous woodland, and also the existing trees along the south west boundary.</li> <li>Co-ordination with the site allocated for new housing to the west (M4) is needed.</li> </ol>			

**OS2 - Toulmin Drive / Highelms, St Albans, AL3 6DX**

Parish	Redbourn / St Michael	Allocated site boundary (red line) 
Hectares	0.19	
Proposed use	Community Facility	
Urban Capacity Study Ref	UCS-SA-CU-001	
Green Belt Sub Area Ref	0.19	

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

**Key development objectives/issues to address**

1. Redevelopment for significantly improved community facilities – including reprovision of facilities at UC28.
2. Appropriate car parking for visitors must be provided.
3. Development needs to enhance tree planting in the area.