Local Plan Technical Report

2018/2019 Infrastructure Delivery Plan Appendices

Part 17: Education – Hertfordshire County Council

Appendix 61

St Albans City & District Council

Appendix 61: St Albans District Secondary Schools: Potential School Sites (January 2011)

St Albans City and District Secondary Schools

Delivering secondary school expansion

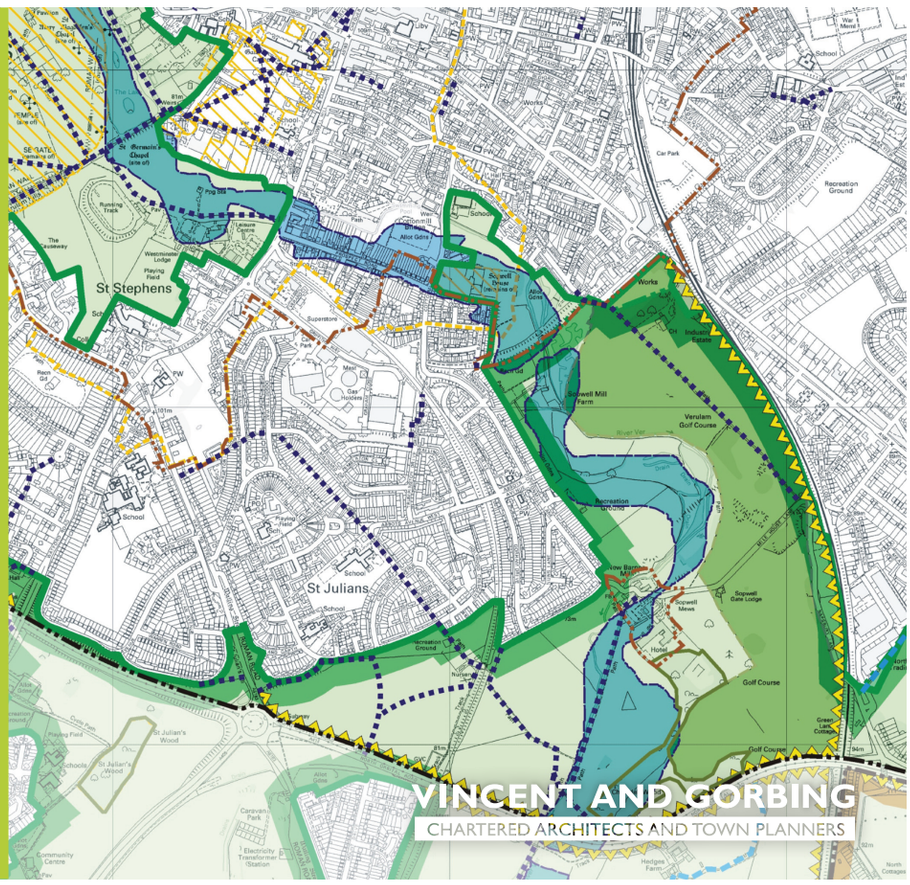
Town planning appraisal

Potential school sites

January 2011

prepared by Vincent and Gorbing

architecture
town planning
interior design
urban design



STUDY AREA 1: ST ALBANS - OPTION SITES

A LAND EAST OF HARPENDEN ROAD

B LAND EAST & WEST OF SANDRIDGEBURY LANE

C LAND NORTHWEST OF ST ALBANS ROAD

D LAND SOUTH OF HOUSE LANE

E LAND EAST OF BATCHWOOD DRIVE

F LAND r/o COLNEY HEATH LANE

G LAND SOUTH OF SANDPIT LANE

H LAND EAST OF HOUSE LANE

I FORMER DETACHED PLAYING FIELD: SANDFIELD GIRLS SCHOOL

J LAND ADJOINING BEDMOND LANE

K LAND SOUTH OF HOLYROOD CRESCENT

L LAND ADJOINING BUTTERFIELD LANE

M LAND EAST OF LONDON ROAD

STUDY AREA 2: HARPENDEN - OPTION SITES

A LAND EAST OF LUTON ROAD

B LAND NORTH OF AMBROSE LAND

C LAND AT LOWER LUTON ROAD/BOWER HEATH LANE

D LAND EAST OF LOWER LUTON ROAD

E LAND NORTH OF REDBOURN LANE

F LAND NORTH OF LOWER LUTON ROAD

G LAND EAST OF CROFTWELL

H LAND SOUTH EAST OF CROSS LANE

I LAND SOUTH OF CROSS LANE & EAST OF RAILWAY

J RESERVE SCHOOL SITE AYRES END LANE

K LAND AT HARPENDEN ROAD/BEESONEND LANE

STUDY AREA 3: LONDON COLNEY - OPTION SITES

A LAND SOUTH OF NAPSBURY PARK

B LAND NORTH OF NAPSBURY PARK

C LAND SOUTH OF NORTH ORBITAL ROAD

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site A Land east of Harpenden Road, St Albans Site identification plan: 4812/375	
Site area:	13.17ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land / sports pitches
	East:	Agricultural land / farm house
	South:	Agricultural land and employment area beyond
	West:	Sport complex (Woollams Fields): St Albans Boys detached playing fields Old Albanian RFC OA Tennis LTC Saracens
Topography:	Relatively flat	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Hedgerows on east and west boundaries. Group of trees and hedgerow bisect the site.	
ACCESSIBILITY		
Vehicular access:	The site is accessed via the sports complex to the west.	
Pedestrian/cycle access:	No footways along lane on eastern boundary.	
Public transport:	There are bus stops on Harpenden Road which provide service 321 to Luton Airport	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually exposed to views from the north, east and south.	
Impact on residential amenities:	The site is lies adjacent to a sports complex and there is a farmhouse to the east of the site.	

Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some hedges on the boundaries and a tree group and hedgerow within the site which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Harpenden Road / Sports complex
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	No public rights of way within immediate vicinity of the site.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields. The site is relatively flat. The site benefits from being adjacent to existing community/recreational uses. There is an existing access from Harpenden Road but this may need to be upgraded.
	Disadvantages The site is in the Green Belt. It is a visually exposed site and not adjacent to urban area.

SUMMARY/RECOMMENDATION	Do not take forward for further investigation (unless for playing field use only and then highways appraisal would be required).

SITE BOUNDARY
(13.17ha 32.54ac)

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0 200
metres

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site A:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

375

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
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ST ALBANS SECONDARY SCHOOL EXPANSIONS		
SITE DETAILS		
Site Reference and address:	St Albans: Site B Land east and west of Sandridgebury Lane, St Albans Site identification plan: 4812/380	
Site area:	29.76ha Parcel A: 13.58ha Parcel B 16.18ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points.	
Adjoining uses:	North:	Agricultural land / sports complex
	East:	Railway line and beyond agricultural land
	South:	Residential development / St Albans Girls School / employment area
	West:	Residential development / agricultural land
Topography:	Parcel A: This parcel rises to the south west boundary and slightly to the northern boundary. Parcel B: This parcel is undulating.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Trees and hedgerows on site boundaries particularly strong tree belt between Parcel B and adjacent employment area. Hedgerow and isolated trees bisect Parcel A.	
ACCESSIBILITY		
Vehicular access:	Access (maintenance) from Sandridgebury Lane to Parcel A adjacent to the residential properties on southern boundary and a further vehicular access on north-eastern corner. Two accesses (maintenance) from Sandridgebury Lane to Parcel B on western site boundary.	
Pedestrian/cycle access:	No footways along Valley Road / Sandridgebury Lane adjacent to sites.	
Public transport:	There are bus stops on Harpenden Road to the west of the site which provide service 321 to Luton Airport.	

ENVIRONMENTAL IMPACT	
Landscape and visual impact:	Parcel A is two fields with a hedgerow and tree separating them. The western field is screened from the open land to the east. Parcel B is a large open field and is separated from the built up area of St Albans by a strong tree belt.
Impact on residential amenities:	Parcel A is bounded on the west by residential properties.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries and a hedgerow bisecting Parcel A which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	Archaeological Interest identified in the adopted Local Plan Proposals Map on the land to the east of the railway line outside the site boundary.
Noise sources:	Railway line / employment area
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way adjacent to southern / eastern boundaries of Parcel B.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	Part of the site is under consideration for a school site.
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.
	Disadvantages The site is located in the Green Belt.

	The site is undulating. The site is open exposed land An access for a new secondary school from Sandridgebury Lane is unlikely to be acceptable due to the potential adverse impact on the character of the rural country lanes and potential increases in traffic flows which will impact on the lanes and the Ancient Briton junction.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation. Note: This site was also considered as a potential extension to the adjoining St Albans Girls School site. A preliminary access and highway appraisal was undertaken and is detailed in the existing schools proforma for St Albans Girls School. That report concludes that expansion of St Albans Girls School would place an unacceptable impact on the local highway network. Another school on this site would be likewise unacceptable.

SITE BOUNDARY
(PARCEL A:13.58ha 33.55ac)
(PARCEL B:16.18ha 39.98ac)

PARCEL A

PARCEL B

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0 200 metres

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site B:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

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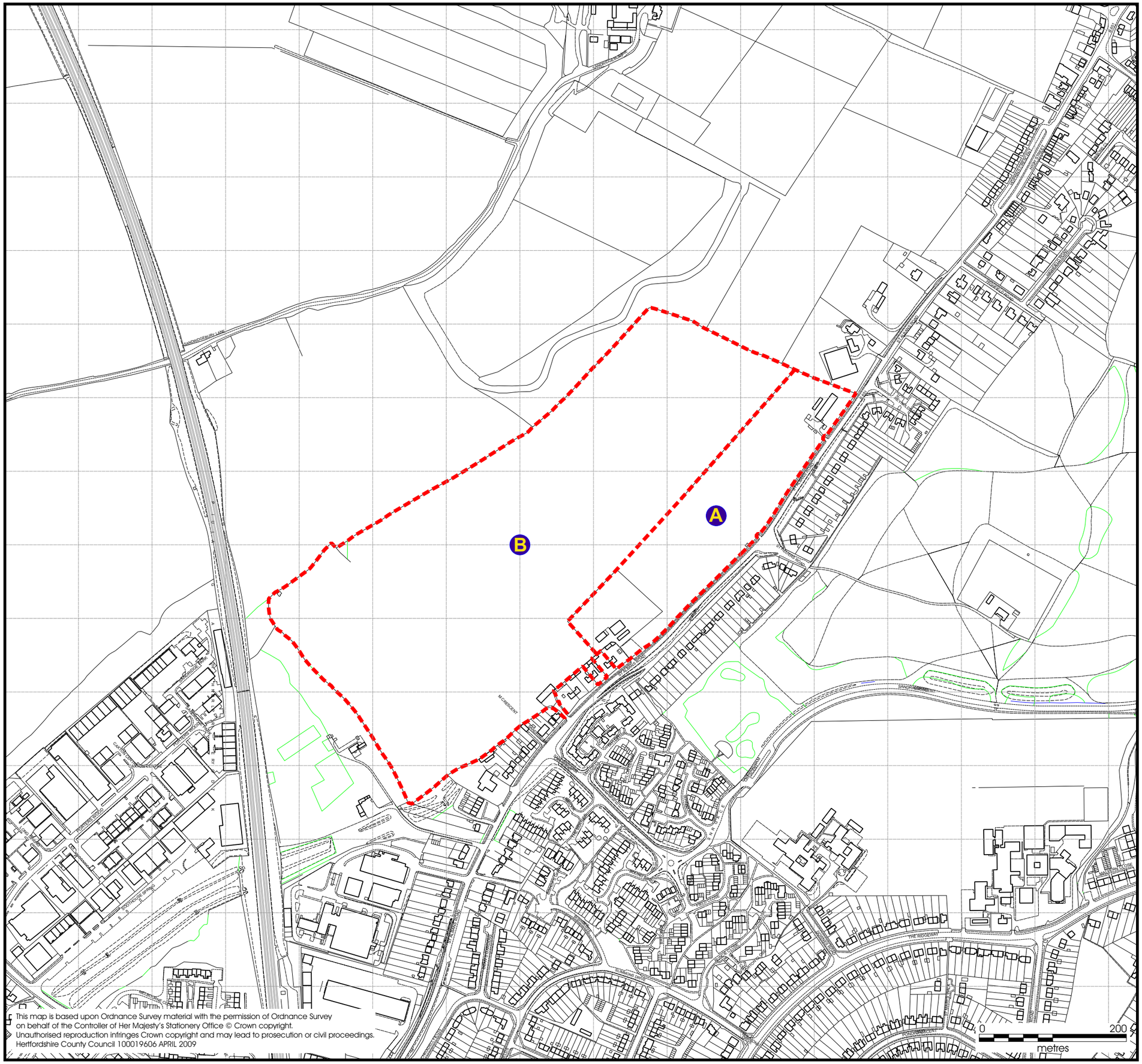
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site C Land north west of St Albans Road, St Albans Site identification plan: 4812/385A Aerial photograph: 4812/386 Development principles plan: 4812/387/A	
Site area:	24.18ha Parcel A: 4.88ha Parcel B: 19.30ha	
Ownership:	Hertfordshire County Council rural estate Parcel A: smallholding no. 6 Parcel B: smallholding no. 4	
Existing use/occupiers:	Agricultural land/ small garden centre and farm shop	
Buildings:	Dilapidated nursery Farm Shop and Garden Centre	
Adjoining uses:	North:	Agricultural land / nursery
	East:	Residential development / public open space
	South:	Residential development / employment area
	West:	Agricultural land / railway line
Topography:	There is a significant change in level between St Albans Road and the site of approximately 800mm to 2m between the road level and the footway which runs adjacent to the site boundary. The land continues to rise to the north western boundary of the site where on the boundary it slopes up to a ridge.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Strong tree belt on south-western boundary. Hedgerows and trees on remaining site boundaries. Hedgerow bisects the site.	
ACCESSIBILITY		
Vehicular access:	There are four points of existing access onto the site along the site frontage to St Albans Road	
Pedestrian/cycle access:	Footways along St Albans Road on eastern boundary.	
Public transport:	There are bus stops on St Albans Road which provide services 304 Welham Green/St Albans/Hitchin and 620 Hatfield/St Albans /Harpenden and Redbourn.	

High level highway assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; an access to the site would be taken directly from the B651 utilising the existing access to the nursery and associated car park. Use of the existing access will minimise costs associated with potential service diversions; pedestrian access should be taken between numbers 116 and 118 St Albans Road, and a new pedestrian crossing may be required on St Albans Road to the north of Sandringham Crescent; an on site drop off facility will be required. Analysis of the impact of school traffic on the Marshalswick Road/St Albans Road/Sandridge Road and Beech Road junction will be required.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site frontage (Parcel A) to the St Albans Road is visually enclosed by tree belts and lies at the valley bottom. Parcel B slopes up to a ridge which is visually exposed from country lanes to the north.
Impact on residential amenities:	Limited to properties fronting St Albans Road.
Ecology:	Grassland areas of site require ecological assessment.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	Area of Archaeological Significance (eastern part) ASR20 and SAR24 Scheduled Ancient Monument AM9 (small part straddling site boundary in southern corner of site)
Noise sources:	None
Flood risk:	Not within area of flooding
Groundwater source protection area:	The site is not in a groundwater source protection zone
Air Quality:	Not within an air quality management area
Minerals:	The site lies outside the Minerals Consultation area –Sand and Gravel Belt
Agricultural land quality:	Grade 3
Rights of way:	None
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Area of Archaeological Significance (eastern part) ASR20 and SAR24 Scheduled Ancient Monument AM9 (small part straddling site boundary in southern corner of site)
Emerging local development	None as yet

framework site specific designations:	
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields. Vehicular access could be achieved utilising the existing access to the nursery. Pedestrian access could be achieved between numbers 116 and 118 St Albans Road. The site is adjacent to urban area to the south (St Albans) The site lies outside the Minerals Consultation Area – Sand and Gravel Belt. The site is in the ownership of the County Council.
	Disadvantages The site is located in the Green Belt. Parts of the site have some archaeology designations and the development may fall within those designations. Some of the site has been left to grassland which may have ecological value and the trees and hedgerows along the site boundaries may have some ecological value. There is a significant rise in level across the site from southeast to northwest which will need to be overcome with terracing or the like. Analysis of the impact of school traffic on the Marshalswick Road/St Albans Road/Sandridge Road and Beech Road junction will be required. Parcel B is not as visually contained as Parcel A The impact on agricultural viability is unknown. Loss of existing nursery and farm shop
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt it is adjacent to the urban area of St Albans and close to Sandridge. Access will be achievable from St Albans Road in the location of the existing nursery access. The best location (where the site is level with the road) would be the existing point of access to the Garden Centre. Access at this point determines the location of the building zone. The building zone in this location would present less of a coalescence issue than development on Parcel A. The school playing fields would be located to the rear of the building zone. A pedestrian access to the playing fields will be required. Playing fields will necessitate some terracing. The effects of terracing on the landscape will need careful consideration. Structural landscape planting may be required along the edge of the building zone and between the building zone and residential development fronting St Albans Road.

	Technical Investigations A full range of technical investigations will be required which will need to include services, ground conditions, ecology and potentially significant archaeological investigations (which may be required due to the proximity of the proposed development to the areas of archaeological importance and SAM. **Conclusion** An 8FE school could be accommodated on this site with a robust mitigation strategy in respect of landscape impact subject to detailed technical investigation. The site is in the ownership of Hertfordshire County Council and as such would be available for development should planning permission for an alternative use be granted. The main disadvantage is site topography which would necessitate terracing of playing fields which may have an adverse impact on the landscape. The building zone may be visually contained but this would again be subject to visual impact assessment. The site is located on the north side of St Albans and would be accessible to residents to the south and Sandridge to the north east. This site would attract pupils from Harpenden, Sandridge and Wheathampstead. It is well located for a new school site. It is recommended that this site is taken forward for further consideration and should be identified as a potential reserve site for educational use which may provide a site for a new 8FE secondary school.



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SITE BOUNDARY (24.18ha 59.75ac)
PARCEL A: 4.88ha 12.06ac
PARCEL B: 19.30ha 47.69ac

REVISION A:
Amendments to site boundary
HNA/12-11-2010

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site C:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

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SITE BOUNDARY (24.18ha 59.75ac)
PARCEL A: 4.88ha 12.06ac
PARCEL B: 19.30ha 47.69ac

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site C:
Aerial photograph

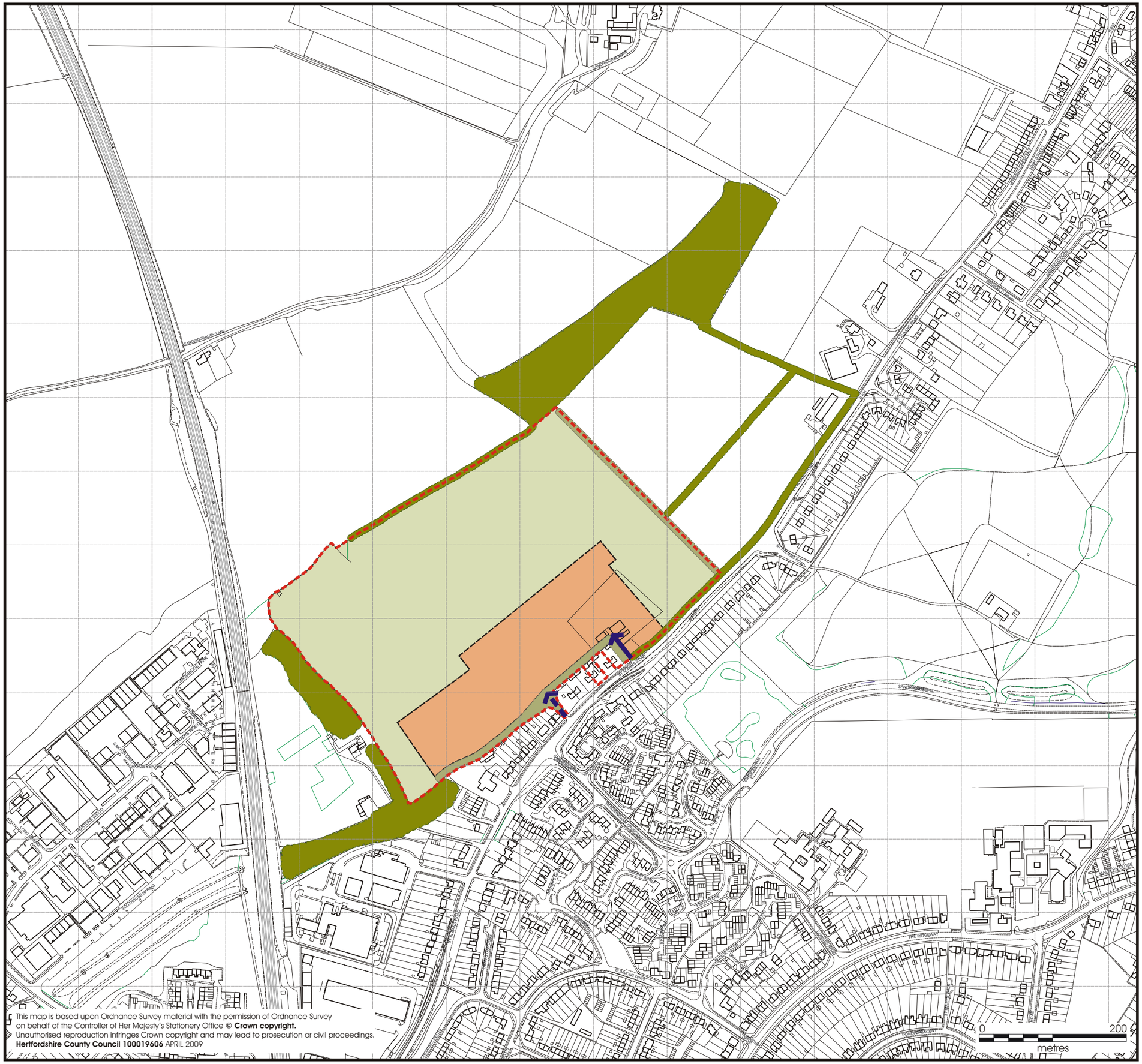
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SITE BOUNDARY
(16.58ha 40.96ac)

BUILDING ZONE
(4.03ha 9.96ac)

PLAYING FIELDS
(12.12ha 29.94ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL VEHICULAR ACCESS

POTENTIAL PEDESTRIAN ACCESS

REVISION A:
Site boundary and land uses amended as per details shown on HCC drawing HP 1569
HNA/20-01-2011

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site C:
Development principles plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
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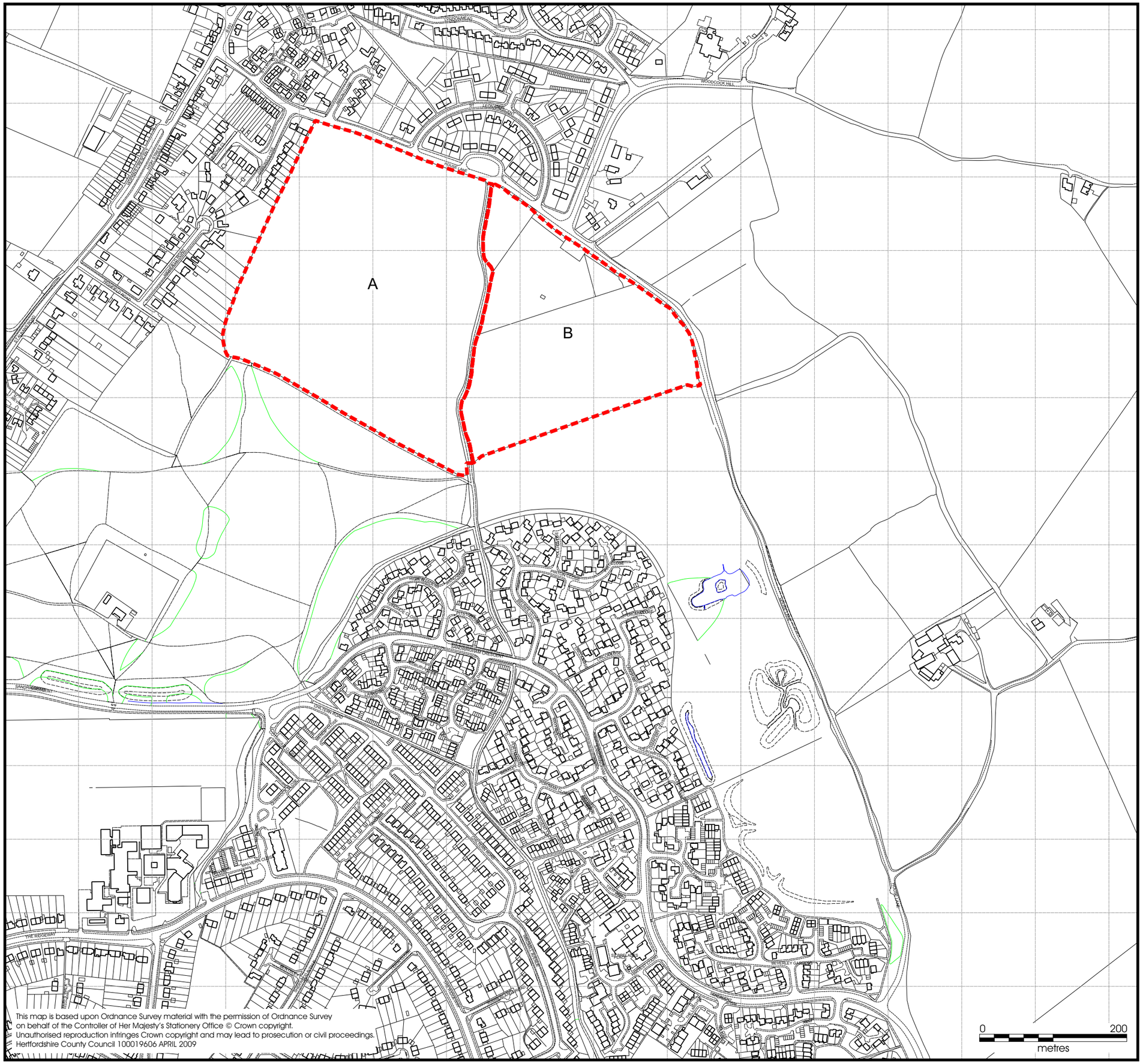
ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES

SITE DETAILS		
Site Reference and address:	St Albans: Site D Land south of House Lane, Sandridge Site identification plan: 4812/390 Aerial Photograph: 4812/391 Development principles plan: 4812/392	
Site area:	17.14ha Parcel A: 10.41ha Parcel B: 6.73ha	
Ownership:	Parcel A: smallholding owned by Hertfordshire County Council Parcel B: ownership unknown	
Existing use/occupiers:	Parcel A: arable Parcel B: horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Residential development
	East:	Agricultural land / farm complex
	South:	Residential development (Jersey Farm St Albans)
	West:	Residential development / public open space and beyond agricultural land
Topography:	West of footpath: land gently rises to the south East of footpath: relatively flat although undulating in places	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Hedgerows and trees on boundaries and significant vegetation along right of way.	
ACCESSIBILITY		
Vehicular access:	Agricultural access from House Lane in north-east corner.	
Pedestrian/cycle access:	Footway along northern side of House Lane; none adjoining site on southern side of House Lane. Footway (tarmac and lit) along Jersey Lane.	
Public transport:	There are bus stops on High Street which provide services 304 Welham Green/St Albans/Hitchin and 620 Hatfield/St Albans/Harpenden/Redbourn.	

High level highways assessment	A preliminary highways and access assessment prepared by Stomor Ltd Civil Engineering Consultants concludes that: an access to the site could be achieved from House Lane approximately halfway between Anson Close and Leonards Crescent which will involve the removal of some hedgerow; there are concerns about the capacity of the southern half of House Lane to accommodate likely increase in traffic flows; a drop off facility will be required on the site; improved footway facilities are likely to be required along the site frontage; improvements may be required at the junction of Sandridge Lane/House Lane; and, safety improvements to Jersey Lane (a higher standard of lighting and the clearance of some vegetation will be required) to ensure Jersey Lane is a safe pedestrian route for pupils.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	Parcel A is visually enclosed. Parcel B is visually exposed.
Impact on residential amenities:	Residential dwellings on northern and eastern boundaries of the land west of Jersey Lane
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some hedges on the boundaries and a tree group and hedgerow within the site which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way bisects the site in the southern part of the site and a bridleway runs along the south-western boundary. Public right of way links Woodcock Hill and House Lane (north of the site).
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt

Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields. Vehicular access could be technically achieved from House Lane Adjacent to urban area to the south (St Albans) via Jersey Lane and to the north (Sandridge) Land west of Jersey Lane visually enclosed (potential building zone) Land east of Jersey lane visually exposed but flat (potential playing fields) Hertfordshire County Council owns part of the site.
	Disadvantages The site is located in the Green Belt and built development on part would impact on one of the purposes of the Green Belt to prevent coalescence although the playing fields and proposed landscaping between the building zone and the playing fields could provide a robust Green Belt boundary. Safety improvements to Jersey Lane (improved lighting and clearance of vegetation) will be required to improve safety for pupils. Jersey Lane bi-sects the site creating a split but adjoining site. Further work will be required to ascertain the impact of increased traffic flows on the southern half of House Lane. Improvements may be required to the junction of Sandridge Lane and House Lane. Hertfordshire County Council does not own part of the site.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt it is on the southern edge of Sandridge and parcel A is visually well enclosed by existing vegetation on the site boundaries. Parcel B is more exposed and less suitable for built development. The building zone is dictated by the most appropriate location for the access which has been identified as being between halfway between Anson Close and Leonards Crescent. The school playing fields could not all be accommodated on Parcel A and further land would be required from parcel B which is not in the ownership of the County Council. Jersey Lane would, if improved provide a good pedestrian link to the south. Structural landscaping would be required along the western boundary of the building zone to reduce the impact of development on the adjoining residential area and consideration could be given to landscaping between the building zone and playing field to create a robust Green Belt boundary. **Technical investigations** A full range of technical investigations will be required which will need to include ground conditions, ecology and further highways work to ascertain

	the potential for improvements to Jersey Lane, the junction of House Lane and Sandridge Lane and the impact of traffic flows on the southern half of House Lane. **Conclusion** An 8FE school could be accommodated on this site with a robust mitigation strategy in respect of landscape impact subject to detailed technical investigations. The site could not be entirely accommodated on County Council owned land and would require some adjoining land to the east of Jersey Lane. The site would be accessible to residents of Sandridge and north/north-east St Albans. Development of the site may present some coalescence issues but the provision of playing fields in any school site will assist in acting as a buffer to prevent further coalescence. The site would attract pupils from Wheathampstead, Sandridge, St Albans (and via pedestrian links from Jersey Lane to the south) and is well located for secondary school use. Note: Parcel A (HCC owned) could also be used for detached playing fields to provide expansion capacity at Sandringham School. See the proforma for Sandringham School for further details. It is recommended that this site is taken forward for further consideration and should be identified as a potential reserve site for educational use which may provide a site for a new 8fe secondary school or for potential future expansion of Sandringham School if required.



SITE BOUNDARY
(18.11ha 44.75ac)

Parcel A (11.38ha 28.12ac)
Parcel B (6.73ha 16.63ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site D:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

390

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SITE BOUNDARY (17.14ha 42.35ac)
PARCEL A: 10.41ha 25.72ac
PARCEL B: 6.73ha 16.63ac

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site D:
Aerial photograph

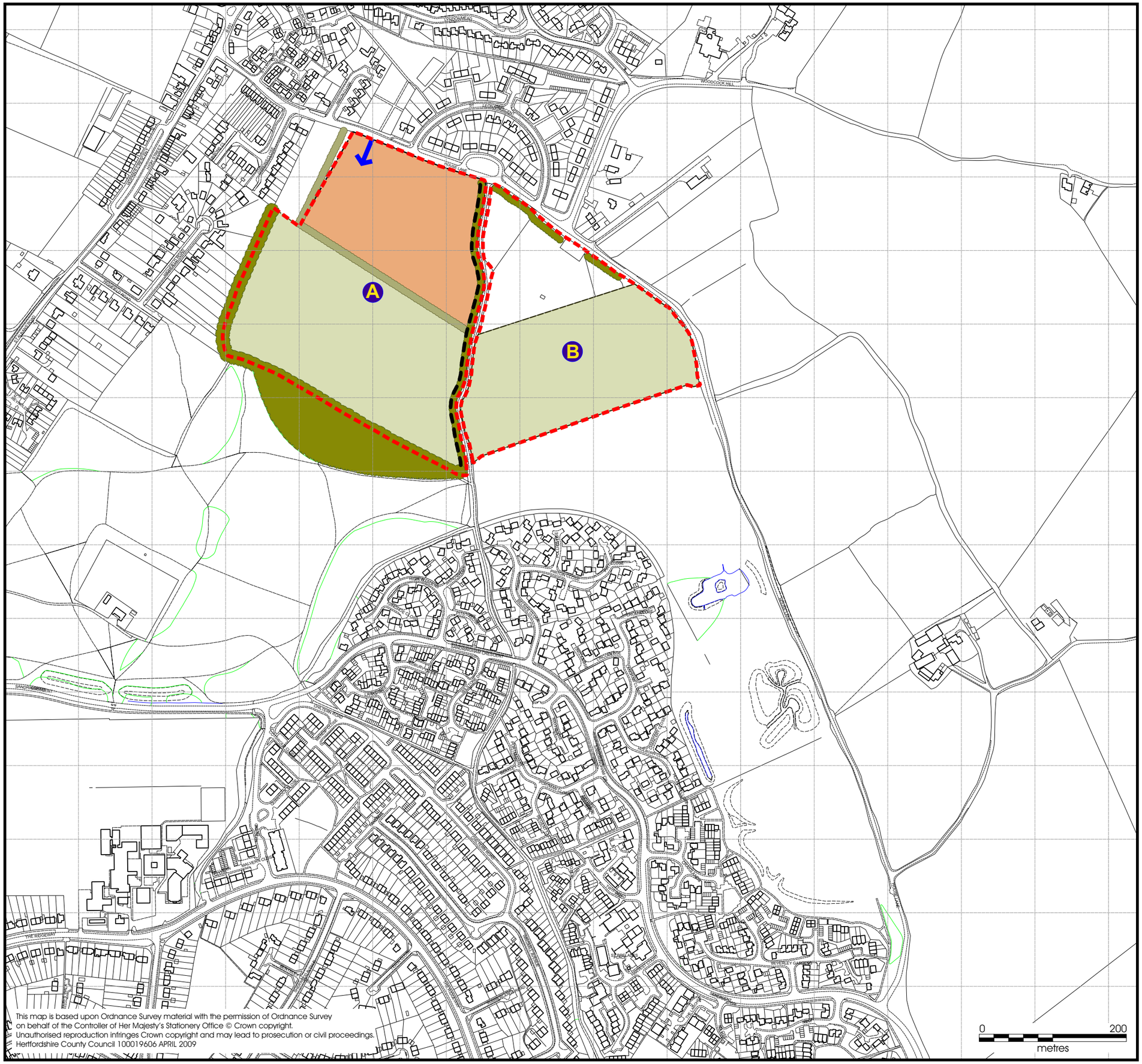
SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
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PROJECT No. 4812

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391

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CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035



SITE BOUNDARY (17.80ha 43.99ac)
PARCEL A: 11.07ha 27.35ac
PARCEL B: 6.73ha 16.63ac

BUILDING ZONE
(4.00ha 9.88ac)

PLAYING FIELDS
(11.06ha 27.32ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS

POTENTIAL REQUIREMENT FOR NOISE ATTENUATION

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site D:
Development principles plan

SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

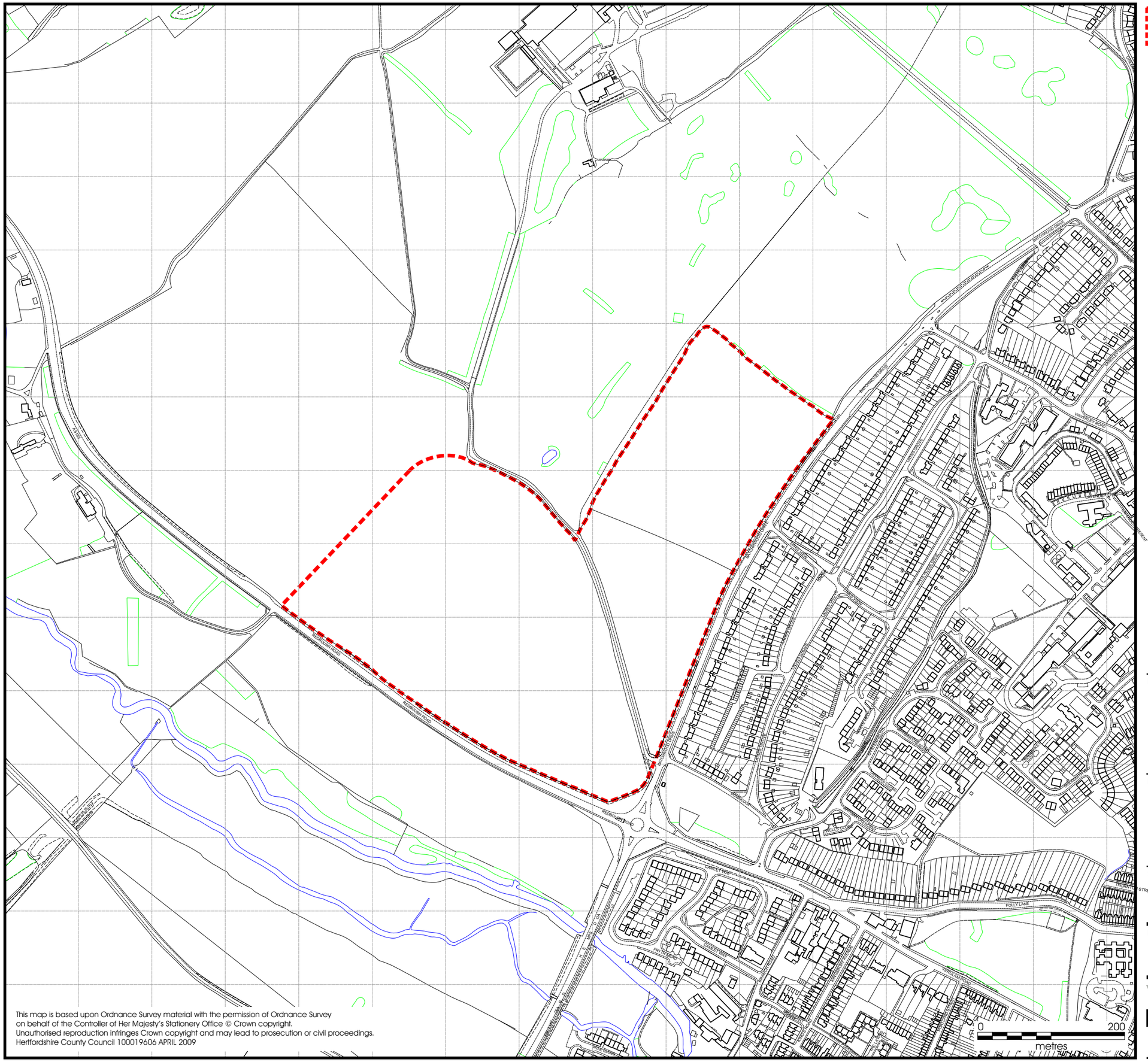
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STERLING COURT NORTON ROAD STEVENAGE HERTS
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site E Land west of Batchwood Drive, St Albans Site identification plan: 4812/395	
Site area:	22.13ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points.	
Adjoining uses:	North:	Golf course and tennis centre
	East:	Residential development
	South:	Residential development / agricultural land
	West:	Hotel complex / Agricultural land
Topography:	Relatively flat although there is a significant level difference between site and Batchwood Drive.	
Water courses:	River Ver to the south-west of the site.	
Vegetation:	Trees and hedgerows on the site boundaries. Trees line the access road to the golf course / tennis centre which bisects the site.	
ACCESSIBILITY		
Vehicular access:	The site is currently bisected by the tennis club / golf course access road from Batchwood Drive.	
Pedestrian/cycle access:	Footways along Redbourn Road and Batchwood Drive.	
Public transport:	There are bus stops on Redbourn Road which provide services 34 to Markyate to St Albans; 343 to Dunstable to St Albans	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually exposed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the south east.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries and within the site which could potentially have ecological value.	
Historic Buildings/conservation:	None known	

Tree Preservation Orders:	None known
Archaeology:	Site is within a Site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the Outer Area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way bisects the site and continues along the north-east and north-west boundaries.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area Area of Archaeological Significance Site covered by Zone of Visibility
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.
	Disadvantages The site is in the Green Belt, a Landscape Conservation Area, an Area of Archaeological Significance and is covered by Zone of Visibility restrictions. The site is visually exposed. There is a significant level difference between Batchwood Drive and site which would make access difficult.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation



SITE BOUNDARY
(22.13ha 54.68ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site E:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

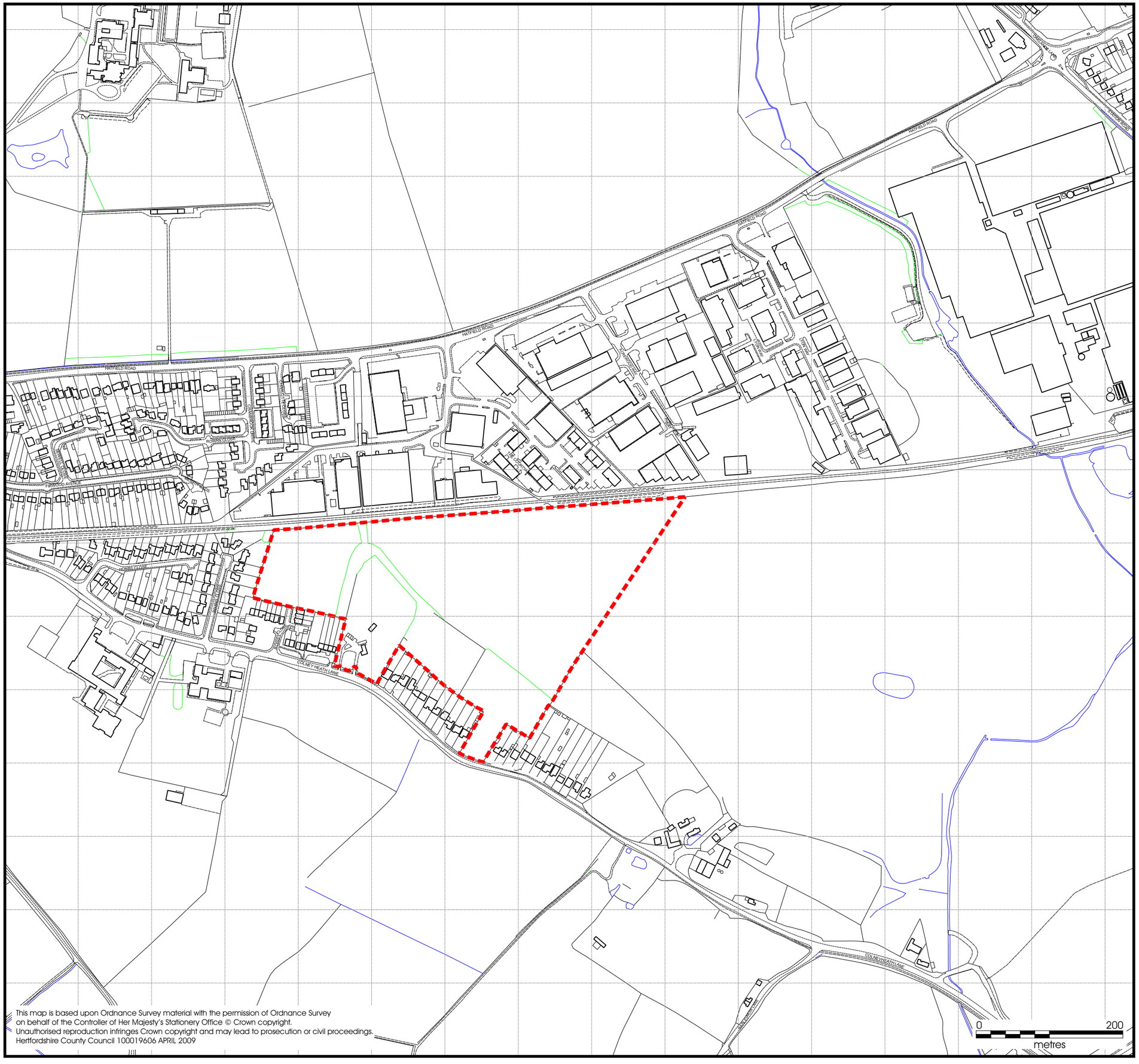
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site F Land to the rear of Colney Heath Lane, St Albans Site identification plan: 4812/400	
Site area:	10.66ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	Two storey large detached house on southern boundary.	
Adjoining uses:	North:	Employment area / residential development
	East:	Agricultural land
	South:	Residential development / agricultural land
	West:	Agricultural land/ residential development / school
Topography:	Relatively flat	
Water courses:	There is a watercourse to the 400-500m to the east of the site	
Vegetation:	Strong tree belt along the northern boundary and significant group of trees within site and a further two tree belts divide the site.	
ACCESSIBILITY		
Vehicular access:	The site has two vehicular accesses from Colney Heath Lane (The Dak) and further down Colney Heath Lane	
Pedestrian/cycle access:	There is a footway along Colney Heath Lane.	
Public transport:	There are bus stops on Colney Heath Lane to the south-east of the site which provide service 655 Borehamwood to Hatfield	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually contained.	
Impact on residential amenities:	The site is adjacent to a residential development on the southern and western boundary.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some hedges on the boundaries and a tree group and hedgerow within the site which could potentially have ecological value.	
Historic Buildings/conservation:	None known	

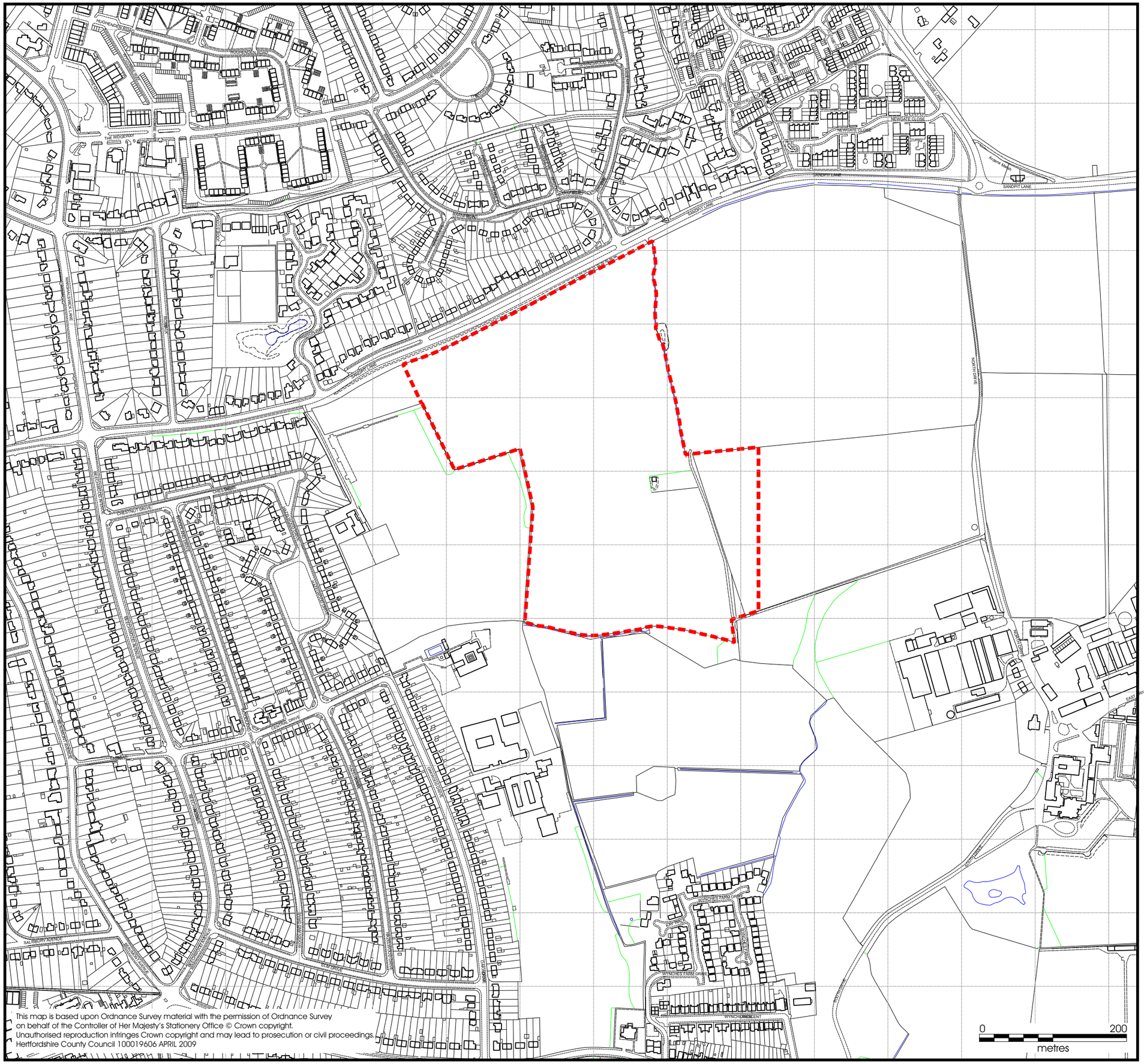
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Employment area to the north and A414 to the east of the site
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the Outer Zone for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way crosses the site from northern boundary to eastern boundary.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Upper Colne Valley Site (policy UCV.9) Landscape Development Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is visually enclosed.
	Disadvantages The site is in the Green Belt. There are power lines and rights of way that cross the site. There is poor forward visibility along Colney Heath Lane from existing points of access. The existing residential use (The Dak) would be lost. The site is not large enough for school and attached playing fields.
SUMMARY/RECOMMENDATION	The site has power lines and rights of way that could add significant cost to the development of the site. It is possible that visibility could restrict access to the site and the site is not large enough for school and playing fields. There would be ecology issues. This site is rejected for further consideration.


HATFIELD ROAD
HATFIELD ROAD
HATFIELD ROAD

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site G Land south of Sandpit Lane, St Albans Site identification plan: 4812/405/A	
Site area:	14.59ha	
Ownership:	Oaklands College	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	Building shown on OS base but area surrounded by trees on aerial photograph	
Adjoining uses:	North:	Residential development
	East:	Agricultural land / allotments / Oaklands College
	South:	Open space / primary school / residential development
	West:	Playing fields / residential development
Topography:	Significant level difference between Sandpit Lane and site. Houses to the north of Sandpit Lane are at a significantly lower level.	
Water courses:	Watercourse to the south east of the site	
Vegetation:	Hedgerows and trees on site boundaries. Group of trees within the site.	
ACCESSIBILITY		
Vehicular access:	No vehicular access on boundary with Sandpit Lane. Vehicular access appears to be via Oaklands College Campus.	
Pedestrian/cycle access:	Footways along Sandpit Lane.	
Public transport:	There are bus stops on Sandpit Lane which provide services 713 St Peters Street to Bluehouse Hill; S3 Jersey Farm to St Albans	
High level highway assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; Sandpit Lane would appear to be a suitable road from which to provide an access to a potential secondary school site; there would appear to be a potential for a significant distribution of traffic on the surrounding road network which would minimise the impact on any one location; a parking and circulation facility would be required on site; but there is a considerable rise in levels from Sandpit Lane towards the centre of the site which would affect the feasibility of providing suitable access and parking arrangements relative to a school building on the northern part of the site (which would need to be clarified by means of a topographical survey in due course).	

ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually exposed and any built development would be prominent given the change in levels between the road and the site.
Impact on residential amenities:	The site is lies adjacent to residential developments to the north and west.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some hedges on the boundaries and a tree group and hedgerow within the site which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None bearing in mind the location.
Flood risk:	Not within area of flooding
Groundwater source protection area:	The site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies within the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	North Drive to the east of the site is a bridleway.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	The site is under consideration by the District Council as a potential housing site.
CONCLUSIONS	**Advantages** The site is large enough for a school site and attached playing fields. There is a bus route along Sandpit Lane. Sandpit Lane is a suitable road to accommodate traffic from a secondary school and the local road network would minimise traffic impact in any one location.

	Disadvantages The site is located in the Green Belt. The site is visually exposed and prominent with a significant change in level between the site and Sandpit Lane. There are footways on the north side of Sandpit Lane Vehicular access to the site would lead to significant earthworks which might not be feasible or acceptable given the considerable rise in levels from Sandpit Lane towards the centre of the site. The site has been considered as a potential housing site (up to 300 units) to fund potential improvements to Oaklands College The site would attract pupils from Hatfield (outside the St Albans Secondary planning area) and would lead to a concentration of secondary school provision (with Beaumont School in close proximity)
SUMMARY/RECOMMENDATION	The site is in the Green Belt and is located on the eastern periphery of St Albans. Vehicular access is likely to be difficult from Sandpit Lane given level differences between Sandpit Lane and the centre of the site although Sandpit Lane would be suitable for school traffic. There are no footways on the south side of Sandpit Lane. The site is visually exposed and prominent and built development could impact on the amenities of properties to the north of Sandpit Lane. The site would lead to a concentration of secondary provision in one area and would attract pupils from Hatfield. It would not be a preferred location for a new secondary school. It is recommended that this site is rejected for further consideration.


SANDPIT LANE
SANDRIDGE ROAD
THE RIDGEWAY
HIGHFIELD LANE
HIGHFIELD PARK DRIVE
HIGHFIELD PARK
HIGHFIELD CLOSE
HIGHFIELD WAY
HIGHFIELD AVENUE
HIGHFIELD DRIVE
HIGHFIELD ROAD
HIGHFIELD GARDENS
HIGHFIELD CRESCENT
HIGHFIELD GROVE
HIGHFIELD PARADE
HIGHFIELD
NEWGATE CLOSE
NEWGATE STREET
JUDGE LANE
Roberts Motors
SANDPIT LANE
NORTHWOOD AVENUE
NORTHWOOD
EASTWOOD AVENUE
EASTWOOD
WESTWOOD AVENUE
WESTWOOD
WESTWOOD CLOSE
WESTWOOD DRIVE
WESTWOOD GARDENS
WESTWOOD WAY
WESTWOOD PARK
WESTWOOD PARK DRIVE
WESTWOOD PARK ROAD
WESTWOOD PARK AVENUE
WESTWOOD PARK GARDENS
WESTWOOD PARK CRESCENT
WESTWOOD PARK GROVE
WESTWOOD PARK CLOSE
WESTWOOD PARK WAY
WESTWOOD PARK PARADE
WESTWOOD PARK
WESTWOOD PARK
WESTWOOD PARK

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site H Land east of House Lane, St Albans Site identification plan: 4812/410	
Site area:	22.71ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points.	
Adjoining uses:	North:	Agricultural land /Farm buildings
	East:	Agricultural land
	South:	Nursery / agricultural land
	West:	Residential development beyond House Lane
Topography:	The site slope gently from House Lane up to the east	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along western boundary with House Lane.	
ACCESSIBILITY		
Vehicular access:	Existing vehicular access from House Lane (to the south of junction with Villiers Crescent).	
Pedestrian/cycle access:	There are no footways along House Lane to the east or Nashes Farm Lane to the north.	
Public transport:	There are bus stops on House Lane and Villiers Crescent which provide services 713 St Peters Street-Bluehouse Hill; S1 Jersey Farm/New Greens-Mile House; S2 Jersey Farm/Mile House-New Green; S3 Jersey Farm-St Albans; S4 St Albans-Cottonmill	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually exposed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the west and a house which lies immediately outside the south-west boundary of the site and a farm complex to the north.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could	

	potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	There is a public right of way adjacent to the southern boundary which connects to a bridleway running to adjacent to the eastern boundary.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site large enough for school and attached playing fields and there is a potential for an access from House Lane.
	Disadvantages The site is in the Green Belt and is beyond the natural eastern boundary of St Albans. It is a visually exposed site and development would be harmful.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.

SITE BOUNDARY
(22.71ha 56.11ac)

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metres

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site H:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

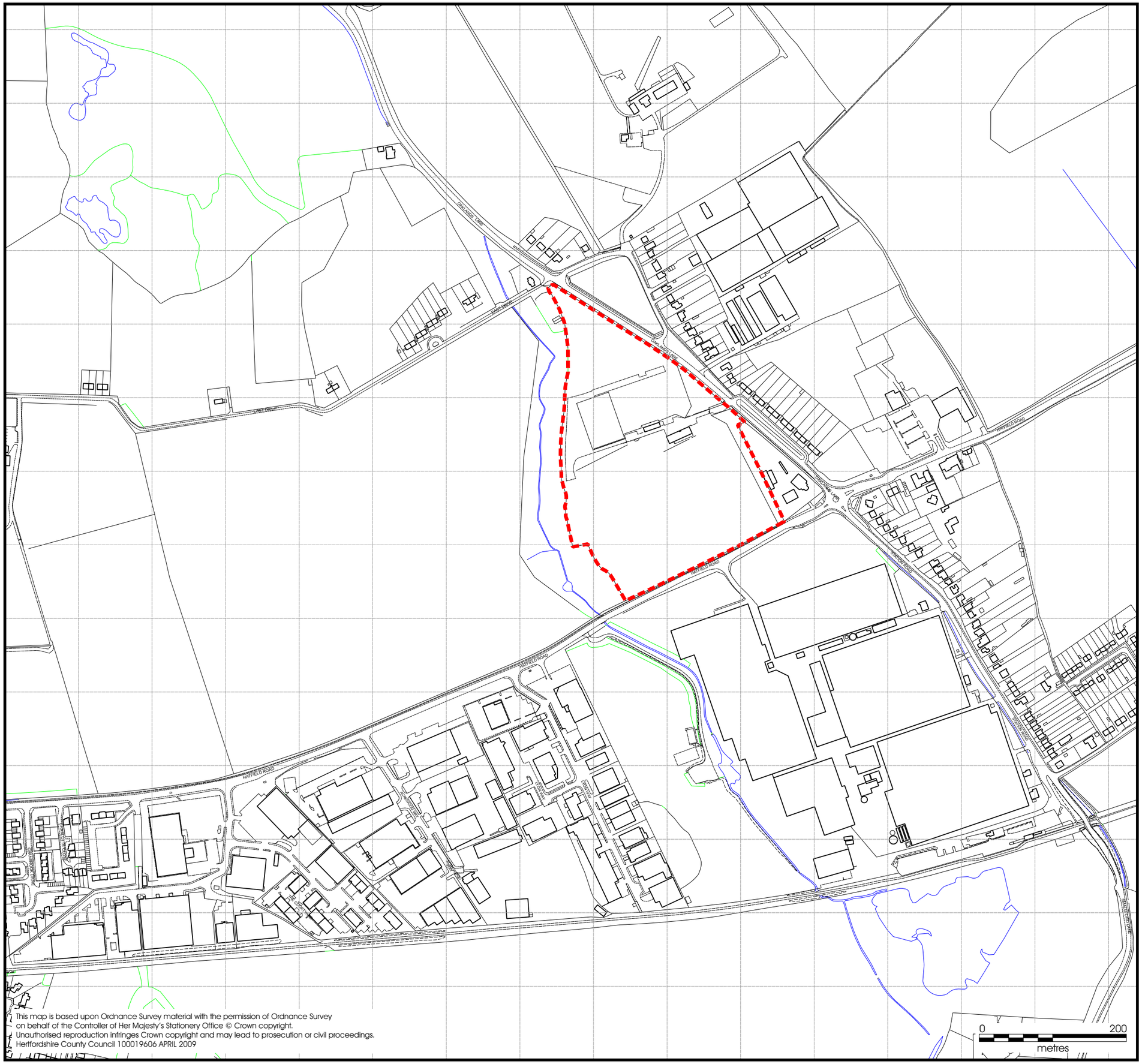
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STERLING COURT NORTON ROAD STEVENAGE HERTS
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site I Former detached playing field (Sandfield Girls School), St Albans Site identification plan: 4812/415	
Site area:	7.62ha	
Ownership:	Hertfordshire County Council	
Existing use/occupiers:	Sports recreation ground (football and rugby club) and children's play area	
Buildings:	Two single storey buildings within the site.	
Adjoining uses:	North:	Agricultural land / residential development
	East:	Residential development / nursery / veterinary surgery / agricultural land
	South:	Nursery and open space
	West:	Agricultural land
Topography:	Flat	
Water courses:	Boggymead Spring runs adjacent to the western boundary	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along west boundary with Boggymead Spring.	
ACCESSIBILITY		
Vehicular access:	The site has an existing vehicular access point from Oaklands Lane. There is no vehicular access from Hatfield Road on the southern boundary.	
Pedestrian/cycle access:	There are no footways along Oaklands Lane or Hatfield Road.	
Public transport:	There are bus stops on Hatfield Road which provide services 300 Hemel Hempstead-Stevenage; 301 Hemel Hempstead-Stevenage; 304 Hitchin/St Albans-Welham Green; 602 Watford-Hatfield; 620 Hemel Hempstead-Hatfield; 724 Harlow-Heathrow Airport; T5 Amersham-Hatfield	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually enclosed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the north and east.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value, particularly the strong tree belt on the	

	western boundary.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Hatfield Road
Flood risk:	The south-west corner of the site is on the extent of the flood risk area
Groundwater source protection area:	Site is within the outer zone area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site is in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	There is a public right of way to the north of the site which runs west along East Drive to Oaklands College. A bridleway starts to the north-east of the site beyond Oaklands Lane and runs north-west towards Oak Farm.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** Hertfordshire County Council is landowner. The site is flat and visually enclosed.
	Disadvantages The site is not large enough for school site and attached playing fields. The site is in the Green Belt and some distance from main settlements. All the existing uses would need to be relocated.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.



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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site I:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

415

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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site J Land adjoining Bedmond Lane, St Albans Site identification plan: 4812/420	
Site area:	12.85ha Parcel A: 7.32ha Parcel B: 5.53ha	
Ownership:	Unknown	
Existing use/occupiers:	Parcel A Mown grassland / Parcel B grassland/trees	
Buildings:	Parcel B contains a building at the junction of Hemel Hempstead Road and Bedmond Lane but hidden from view behind tree belt.	
Adjoining uses:	North:	Agricultural land / woodland
	East:	Residential development
	South:	Agricultural land
	West:	Agricultural land / woodland
Topography:	Flat	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Parcel A has hedgerow and trees on north and east boundaries. Parcel B has hedgerows and trees on all boundaries and groups of trees within site.	
ACCESSIBILITY		
Vehicular access:	Site is bisected by Bedmond Lane.	
Pedestrian/cycle access:	No footways along Bedmond Lane or Hemel Hempstead Road.	
Public transport:	There are bus stops on Hemel Hempstead Road which provide services T5 Amersham-Hatfield; 300 Hemel Hempstead-Stevenage; 301 Hemel Hempstead-Stevenage	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	Parcel A: visually exposed Parcel B: visually contained	
Impact on residential amenities:	Parcel B is adjacent to residential development to the east.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map Trees and hedges on the boundaries and particularly on Parcel B could	

	potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	Parcel A is within an Area of Archaeological Significance (sites for local preservation). Parcel B is within an Area of Archaeological Significance (any planning permission may be subject to recording condition)
Noise sources:	Possible noise from M10 to the south
Flood risk:	Not within area of flooding
Groundwater source protection area:	Both sites are predominately within the total catchment area but with the northern and southern extremities within the outer zone.
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site is in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Parcel A – Public right of way bisects site running diagonally from Bedmond Lane south-west to western boundary and beyond. Parcel B – public right of way runs along eastern boundary and also bisects the site from Augustus Close to Bedmond Lane.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area Area of Archaeological Significance (AS.LP.8 – Parcel A) (AS.R 23 - Parcel B)
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is relatively flat.
	Disadvantages The site is not large enough for school buildings and attached playing field. The site is located in the Green Belt and in an area of archaeological significance. Public rights of way run across the site. There may be noise constraints.

SUMMARY/RECOMMENDATION	Do not take forward for further investigation

PARCEL A

PARCEL B

SITE BOUNDARY
(PARCEL A: 7.32ha 18.08ac)
(PARCEL B: 5.53ha 13.66ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site J:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

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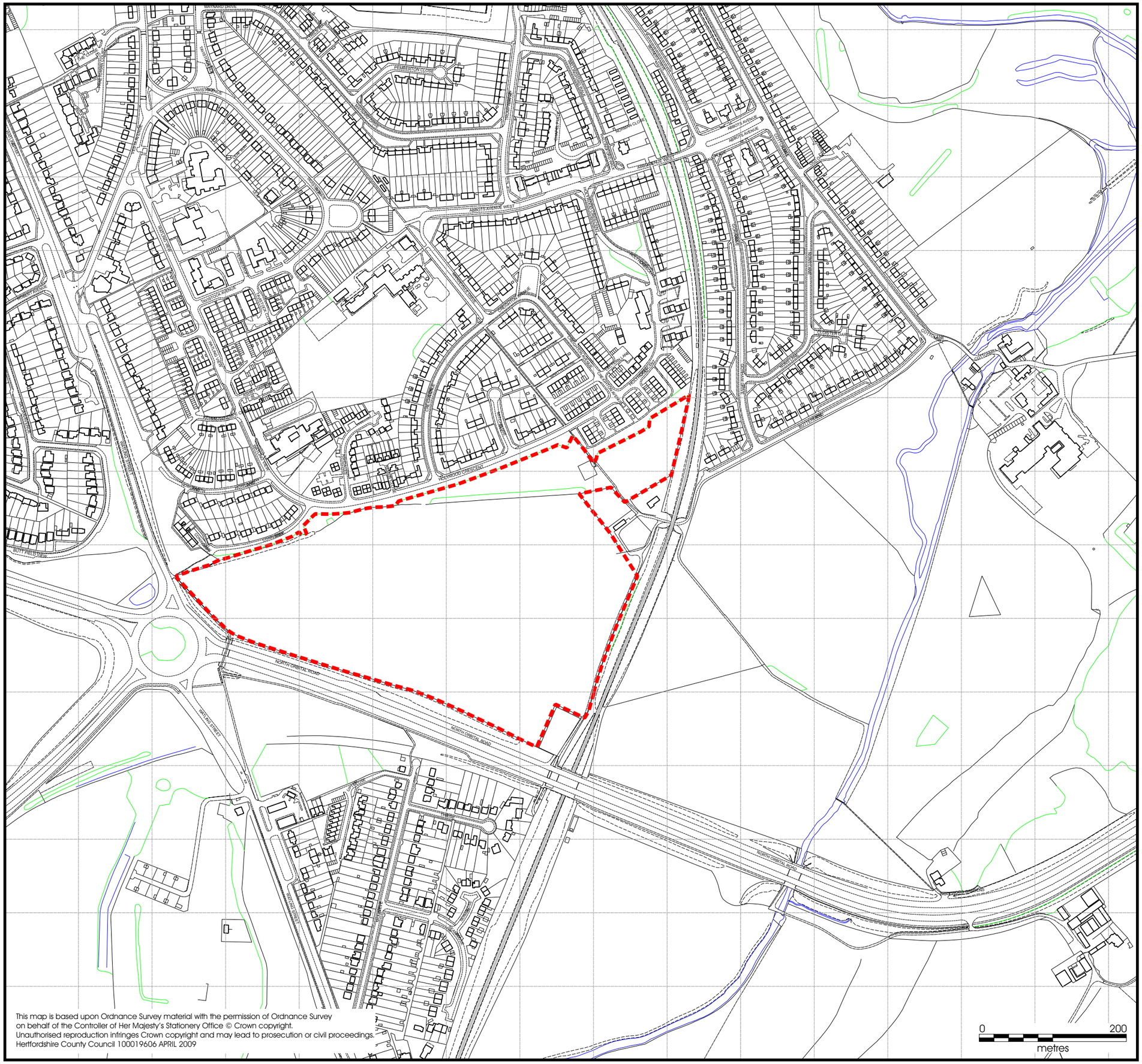
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STERLING COURT NORTON ROAD STEVENAGE HERTS
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site K Land south of Holyrood Crescent, St Albans Site identification plan: 4812/425 Aerial photograph: 4812/426 Development principles plan: 4812/427	
Site area:	15.01ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)/Children's play area/playing field	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Residential development / school
	East:	Railway line and beyond agricultural land
	South:	A414 / residential development and open space
	West:	Residential development / open space
Topography:	Site falls away to the south from Holyrood Crescent ; significant level difference between the site and Holyrood Crescent	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	The site has significant tree belts across the northern boundary together with trees and hedges along the public rights of way that bisect the site in different locations.	
ACCESSIBILITY		
Vehicular access:	There is no existing access from Holyrood Crescent.	
Pedestrian/cycle access:	Footways along Holyrood Crescent – opposite side to site boundary.	
Public transport:	There are bus stops on Holyrood Crescent which provide service S5 St Albans-Cottonmill (circular route)	
High level Highways Assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; an access to the site could be taken directly from Holyrood Crescent although there would be a requirement to remove trees to the immediate south of the access; Holyrood Crescent and Watling View would appear to be suitable for the traffic associated with a secondary school; start/finish times would need to be staggered with local schools to avoid peak congestion; a raised crossing point should be provided at Creighton Avenue to cater for pedestrians using public footpath 47; and rights of way under the railway may need to	

	be determined along with the potential for safety and security improvements (construction, lighting and visibility) under the railway.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually contained and lays at a lower level comparative to the adjoining residential development to the north of the site in Holyrood Crescent.
Impact on residential amenities:	The site is lies adjacent to residential development to the north and west and a farmhouse which lies immediately outside the east boundary of the site.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the site boundaries and along rights of way which bisect the site which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	A414 (North Orbital Road) to the south and railway line to the east.
Flood risk:	Not within area of flooding .
Groundwater source protection area:	The site is within the Outer Zone area for groundwater.
Air Quality:	Not within an Air Quality Management Area.
Minerals:	The site is located in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	There are four public rights of way affecting the site; public footpath 44 bisects the site (north/south); public 45 bisects the site (east/west); and public footpath 43 runs along the northern boundary of the site (east/west part way along); public footpath 47 runs along the eastern boundary of the site (north/south).
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet

CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields. The site is relatively flat but falls away from the north to south so it is not visually prominent and it is visually contained by existing vegetation. The site is located adjacent to the urban area of St Albans. The site is located on a bus route. A vehicular access could be achieved from Holyrood Crescent.
	Disadvantages The site is in the Green Belt and a Landscape Conservation Area. Noise could pose a significant development constraint and may preclude development on this site. Two public rights of way bisect the site and there are a further two rights of way affecting site boundaries which although providing good accessibility for pedestrians will affect the layout of development on the site and will inevitably create a spilt site for a school development unless those public rights of way can be diverted. An access from Holyrood Crescent would require the removal of mature trees which are located along the northern part of the site.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt, Landscape Conservation Area it is well located to the urban area of St Albans. An appropriate point of access from Holyrood Crescent has been determined by the access appraisal. This would necessitate the removal of trees. It would be preferable to locate the building zone area behind the tree belt to avoid splitting the site or loosing any more trees than is strictly necessary. A school building zone could be built on this site but as shown on the development principles plan would, being located behind the tree belt, spill across a public right of way which would need to be diverted. Playing fields of 9.06ha could be accommodated which is below the required 11ha. This lower area is because parts of the site (existing playing pitches and existing children's play areas) would not be available for development. **Technical investigations** A full range of technical investigations would be required including further work to determine the potential to improve pedestrian links under the railway; full noise assessment; ground conditions; ecological assessment and further highways investigations including the potential to divert existing rights of way. It is considered that a noise assessment is the main priority and that noise could well be a determining factor in the suitability of this site for a secondary school. **Conclusion** Noise may also be a determining factor which could lead to this site being

	unsuitable for development. Footpaths bisect the site lead to a split site unless footpath diversions can be implemented (a further complication to the site development). The site would attract pupils from the residential development to the immediate north and will serve the southern part of the secondary planning area (including Bricket Wood, Chiswell Green, Park Street and How Wood). Note: The site could also be used for detached playing fields to provide expansion capacity at Marlborough School if required. See proforma for Marlborough School for further details. It is recommended that this site is taken forward for further consideration and should be identified as a potential reserve site for educational use which may provide a site for a new 8fe secondary school or for potential future expansion of Marlborough School if required.



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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site K:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

425

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SITE BOUNDARY
(15.01ha 37.09ac)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site K:
Aerial photograph

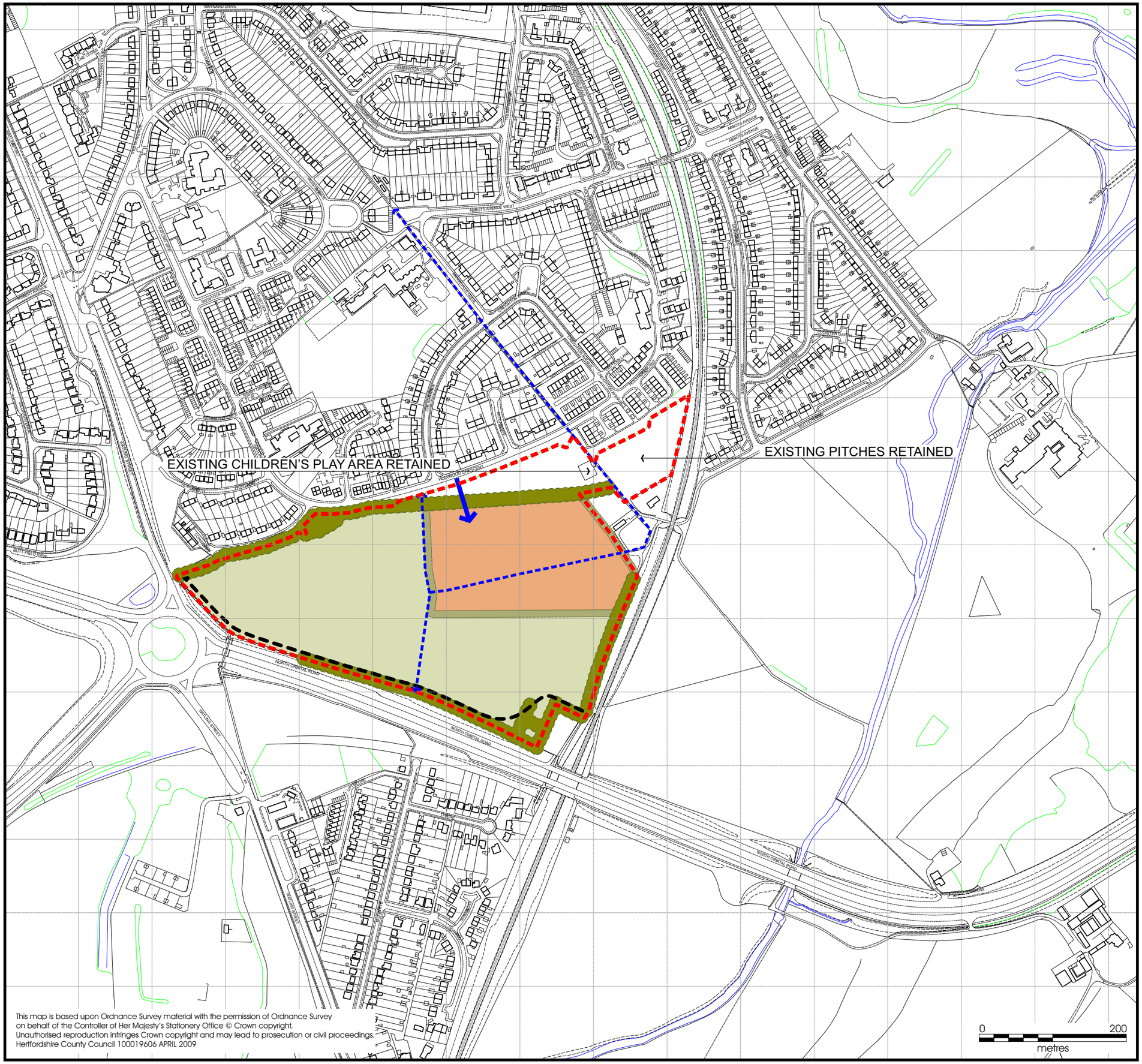
SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
	DRAWN HNA	DATE

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426

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SITE BOUNDARY
(15.01ha 37.09ac)

BUILDING ZONE
(4.00ha 9.88ac)

PLAYING FIELDS
(9.06ha 22.38ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS

POTENTIAL REQUIREMENT FOR NOISE ATTENUATION

RIGHTS OF WAY
(ROUTES ON THE GROUND)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site K: Development principles

SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

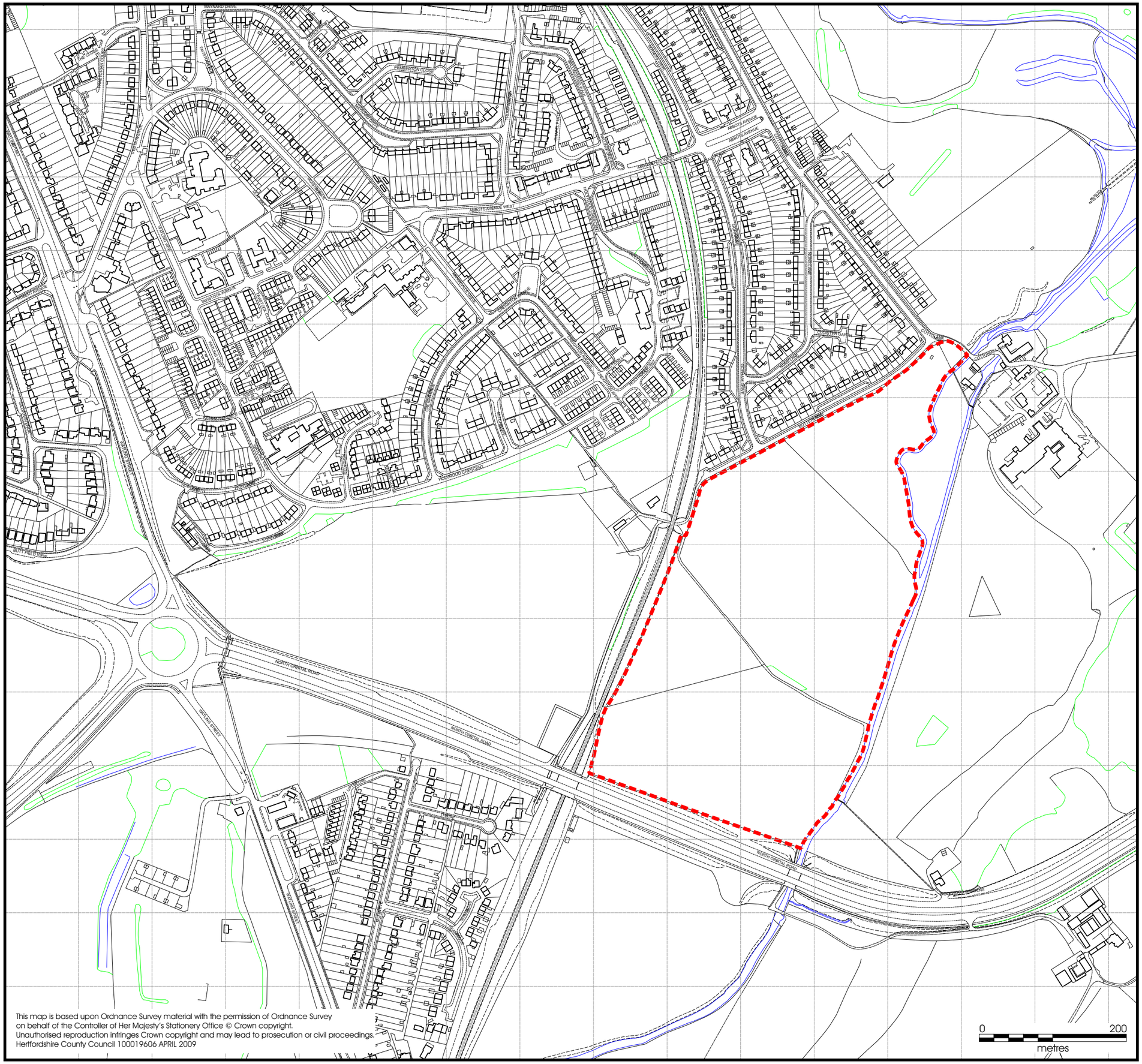
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site L Land adjoining Butterfield Lane, St Albans Site identification plan: 4812/430 Aerial photograph: 4812/431 Development Principles plan: 4812/432	
Site area:	17.87ha	
Ownership:	Not known	
Existing use/occupiers:	Horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Residential development / agricultural land
	East:	Agricultural land / hotel
	South:	A414 (North Orbital Road) and beyond agricultural land
	West:	Agricultural land / residential development
Topography:	Flat gently rising to the south	
Water courses:	River runs along eastern boundary	
Vegetation:	Trees and hedgerows confined to the site boundaries. Strong tree boundary on eastern boundary. Some isolated trees within site.	
ACCESSIBILITY		
Vehicular access:	No existing access	
Pedestrian/cycle access:	Footways along Butterfield Road – western side. No footways along Cottonmill Lane on northern boundary. Footpath under railway bridge connecting site to St Julians	
Public transport:	The nearest bus stops are located on Abbots Avenue. These stops serve routes S3 and S4 which serve various parts of St Albans. Route 55 is available from Holyrood Crescent to the west of the railway, accessible via the public footpaths and existing track under the railway.	
High level highways assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; Butterfield Lane (4.8m wide) would not be suitable for the considerable volume of traffic associated with a secondary school unless it could be widened; a significant increase in traffic along Mile House Lane could be problematic due to the limited width and poor forward visibility and the highway authority views on this	

	would need to be sought at an early stage; Cottonmill Lane and Gorham Drive would be suitable for accommodating school traffic although there would be an impact on the residents of both these roads; traffic is likely to be split between Gorham Drive, Milehouse Lane and Cottonmill Lane; an on site drop off facility would be required; and, rights of way under the railway may need to be determined along with the potential for safety and security improvements (construction, lighting and visibility) under the railway.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually contained.
Impact on residential amenities:	The site is lies adjacent to residential development to the north and south west (beyond A414).
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	Conservation Area to the north-east of the site (Sopwell).
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map.
Noise sources:	A414 (North Orbital Road) to the south of site and railway.
Flood risk:	Eastern boundary within area of flooding.
Groundwater source protection area:	Site is within the Outer Zone area for groundwater.
Air Quality:	Not within an Air Quality Management Area.
Minerals:	The site lies within the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	There is one public footpath (48) which bisects the site.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area
Emerging local development framework site specific designations:	None as yet

CONCLUSIONS	**Advantages** The site is large enough for school site and attached playing fields. The site is relatively flat and visually enclosed.
	Disadvantages The site is in the Green Belt. Butterfield Lane would not be suitable to provide an access unless it could be widened. The level of traffic generated from a school in this location could have an unacceptable impact on adjoining road network (in particular the country rural lanes and residential streets adjoining the site). One public right of way bi-sects the site. Noise from the North Orbital and the railway could be a constraint.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt it is adjacent to the natural settlement boundary of St Albans. The site is visually enclosed and relatively flat although the land rises to the south towards the North Orbital. The building zone and playing fields would need to avoid the areas of flood risk along the eastern boundary. The location of the building zone is determined by a requirement to access the site from Butterfield Lane. Playing fields would need to be located to the south of the building zone and given the change in levels terracing may be required. Structural landscaping would be required around the building zone and along the frontage with Butterfield Lane. **Technical investigations** A full range of technical investigations will be required including further work to determine the potential to improve pedestrian links under the railway; full noise assessment; ground conditions; ecological assessment and further highways investigations including the potential requirement to divert existing rights of way (if required). It is considered that a noise assessment is the main priority and that noise and the potential impacts of traffic on Cottonmill Lane could well be a determining factor in the suitability of this site for a secondary school. **Conclusion** Noise and adverse impacts on adjoining country lanes could be determining factors which could lead to this site being unsuitable for development. The site would attract pupils from the immediate north and would provide another secondary school on the south side of the City. It is recommended that this site is taken forward for further consideration and should be identified as a potential 8fe secondary school.



SITE BOUNDARY
(17.87ha 44.15ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site L:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

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430

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

St Albans option site L:
Aerial photograph

SCALE	DATE	CHECKED
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PROJECT No. 4812

N

431

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SITE BOUNDARY
(17.87ha 44.15ac)

BUILDING ZONE
(4.00ha 9.88ac)

PLAYING FIELD AREA
(PARCEL A: 3.95ha 9.76ac)
(PARCEL B: 4.99ha 12.33ac)
(PARCEL C: 1.93ha 4.77ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS

RIGHTS OF WAY

AREA OF FLOODING

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
St Albans option site L:
Development principles plan

SCALE	DATE	CHECKED
1:5000	JANUARY 2011	
	DRAWN HNA	DATE

PROJECT No. 4812

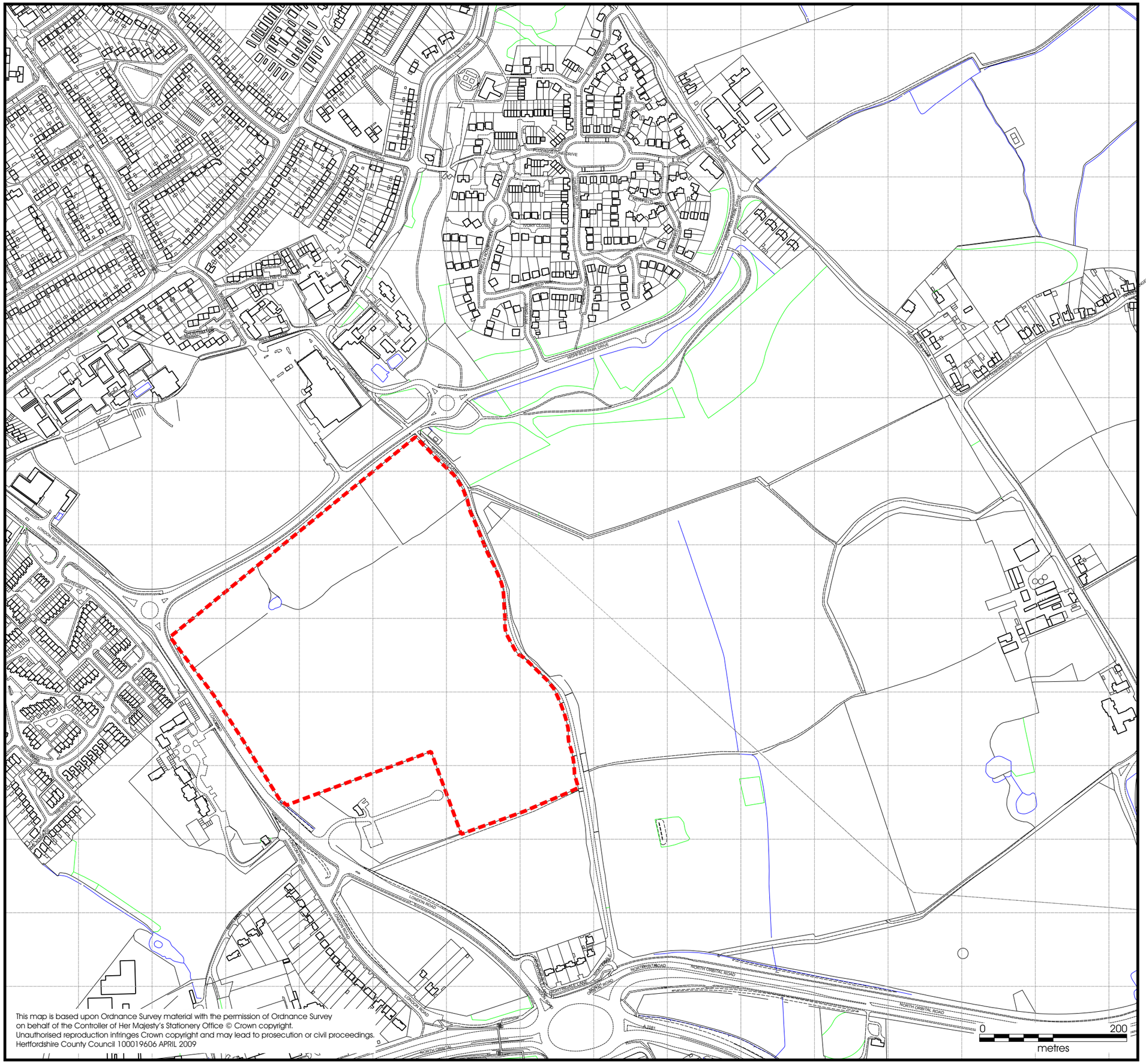
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	St Albans: Site M Land east of London Road, St Albans Site identification plan: 4812/435	
Site area:	16.36ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Francis Bacon School, sports centre, residential development
	East:	Agricultural land
	South:	Cemetery, residential development, agricultural land
	West:	Residential development, nursery, retail centre
Topography:	Flat	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Trees and hedgerows generally confined to the site boundaries. Trees and hedgerows between field divisions within site.	
ACCESSIBILITY		
Vehicular access:	The site is accessed from London Road. There is a secondary access through the cemetery adjacent to the south-western boundary.	
Pedestrian/cycle access:	Footways / cycleways adjacent to the site along Highfield Park Drive – southern side. Footways along London Road – eastern side. Footways / cycleways along London Road – western side.	
Public transport:	There are bus stops on London Road which provide services:- 84 New Barnet-St Albans; 602 Watford-Hatfield; 658 Borehamwood-St Albans; 659 London Colney-St Albans; 721 London Colney-Abbots Langley	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually relatively well enclosed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the west and north-east.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could	

	potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	A414 to the south of the site and London Road to the west.
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site is in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way runs adjacent to southern boundary and links London Road, Nightingale Lane and east to Highfield Farm. A further public right of way links London Road with Highfield Lane.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area
Emerging local development framework site specific designations:	Potential employment use
CONCLUSIONS	**Advantages** The site is flat and visually enclosed. There is potential for an access from Highfield Drive. Cycle and pedestrian facilities are good on Highfield Drive.
	Disadvantages The site is in the Green Belt and has been identified as a potential employment designation in emerging LDF. Adjacent to Francis Bacon School (to be expanded) and any potential expansion could include County Council owned land immediately to the north.
SUMMARY/RECOMMENDATION	Do not take forward for further consideration.

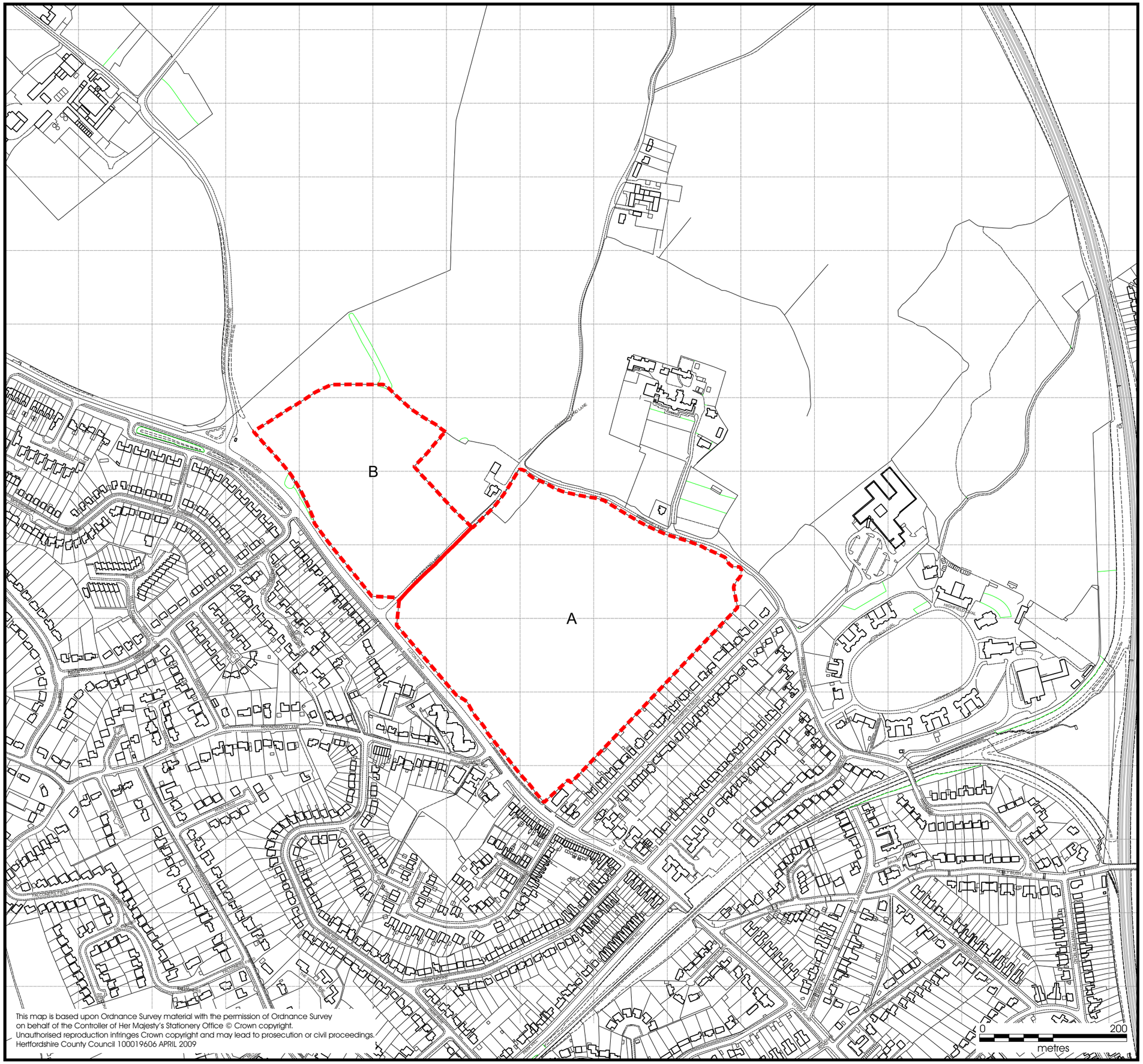

LONDON ROAD
HARPENDEN ROAD
HOMEWILLOW DRIVE
HOMEWILLOW PARK DRIVE
HOMEWILLOW CLOSE
HOMEWILLOW GREEN
HOMEWILLOW WAY
HOMEWILLOW AVENUE
HOMEWILLOW CRESCENT
HOMEWILLOW PARADE
HOMEWILLOW ROAD
HOMEWILLOW DRIVE
HOMEWILLOW PARK
HOMEWILLOW GARDENS
HOMEWILLOW MEWS
HOMEWILLOW LAN

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site A Land east of Luton Road, Harpenden Site identification plan: 4812/300 Aerial photograph: 4812/301 Development principles plan: 4812/302	
Site area:	16.48ha Parcel A: 11.63ha Parcel B: 4.85ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land /Farm buildings/Kings School (independent primary)
	East:	Residential development
	South:	Residential development
	West:	Residential development
Topography:	Land slopes gently to the north-east from the south-western site boundary.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along south-west boundary with Luton Road and north-east boundary with Ambrose Lane.	
ACCESSIBILITY		
Vehicular access:	The site is currently bisected by Cooters End Lane although there are no points of access from the lane onto the site. There are no existing points of access onto the Luton Road which runs along the south-west boundary of the site. There are no existing points of access onto Ambrose Lane which runs along the north east boundary of the site.	
Pedestrian/cycle access:	Footways along Luton Road – southern side and partially on northern side and pedestrian crossing point.	
Public transport:	There are bus stops on Luton Road which provide services 202 to Harpenden/Dunstable; 321 to Luton Airport; 636 to Luton Town centre	

High level highway assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; a vehicular access directly from Luton Road is unlikely to be acceptable being contrary to HCC new accesses off "A" roads policy; it would be technically possible to achieve an access off Cooters End Lane providing the highway authority will accept minor improvements to the south-western end of the road to achieve a sufficient distance for the access from Luton Road; and, utilising the existing right hand turn lane on the Luton Road which would avoid disruption to traffic flows. Access arrangements will need to ensure there is no queuing on Luton Road and analysis of surrounding junctions will be required to ensure additional flows can be accommodated within the highway network. Some increase in the traffic flows along the country lanes (Cooters End Lane/ Ambrose Lane) will be inevitable. An access into Area B would enable better traffic flows from the Luton Road turning left into the site and would be preferable to an access into Area A. A new footway would be required along the northeast side of Luton Road adjacent to the site and suitable pedestrian link between site A and B would be required.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually enclosed to the north east by changes in topography.
Impact on residential amenities:	The site is lies adjacent to residential development to the south east and a farmhouse which lies immediately outside the north east boundary of the site.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Luton Road
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	No public rights of way within immediate vicinity of the site

EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet although the Area A is being considered as a potential residential development site.
CONCLUSIONS	**Advantages** The site is large collectively enough for school and attached playing fields. Vehicular access could technically be achieved from Cooters End Lane utilising the existing right hand turn from Luton Road; subject to analysis of the impact on the local highway network and access into Area B would be preferable to avoid disruption to traffic flows along Luton Road and to ease traffic flows into the site from Cooters End Lane. The site is relatively visually enclosed by changes in topography and existing vegetation. The site lies adjacent to the urban area of Harpenden. Bus routes lie adjacent to the site running along the Luton Road.
	Disadvantages The site is located in the Green Belt. The site would be split between parcels A and B. As yet the potential impact of traffic on Cooters End Lane/Ambrose Lane and impact of additional traffic flows on local highway network is unquantified. Some terracing may be required to take account of changing site levels. The building zone would be away from the southern urban edge of Harpenden and more exposed; therefore the impact of the building on the openness of the Green Belt would be higher. The impact on agricultural viability is unknown. The site is not in the ownership of Hertfordshire County Council. The site may have some potential for residential development.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt Site it is adjacent to the natural urban boundary of Harpenden. The landscape is somewhat visually enclosed by changes in topography and existing vegetation. The location of the school site on site B (as opposed to site A) is determined by the requirement to avoid access from the Luton Road and to take a preferred access from Cooters End Lane into site B. Access to site

	A from Cooters End Lane would not be a preferred option in highway terms. This means that the building zone (4ha) would need to be located immediately adjacent to that point of access with the playing fields (11ha) to the south east. This leaves the building zone isolated from the south eastern boundary of Harpenden. It would however still be adjacent to residential development to the south and an adjoining farmhouse. Structural Landscape planting would be required around the building zone and along the edge of the playing fields. **Technical Investigations** A full range of technical investigations will be required which will need to include noise, ground conditions and ecology. **Conclusion** An 8FE school could be accommodated on this site with a robust mitigation strategy in respect of landscape impact subject to detailed technical investigation. The site is not in the ownership of Hertfordshire County Council and so it would have to be acquired through compulsory purchase legislation. The preferred point of access from Cooters End Lane determines the location of the school site on Site B which would leave Site A (the part of the site closest to the urban area) undeveloped and would be further in walking distance from residential areas to the south and south east. From a town planning perspective it is not the most logical position for built development. However, the building zone would adjoin built development to the south-west and a small farmhouse to the east which are well enclosed by existing vegetation. This site would attract pupils from residential areas to the south and south east but, being located close to the County boundary on an A road, it would also attract pupils from out of the County which would not meet the wider needs of the Harpenden Secondary Planning Area (to the east and south). The site would be split between the land to the east and west of Cooters End Lane. This is not a preferable education solution. It is recommended that this site is not taken forward for further consideration.



SITE BOUNDARY
(16.48ha 40.72ac)

Parcel A (11.63ha 28.74ac)
Parcel B (4.85ha 11.98ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site A:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

300

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SITE BOUNDARY (16.48ha 40.72ac)
PARCEL A: 11.63ha 28.74ac
PARCEL B: 4.85ha 11.98ac

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
Harpenden option site A:
Aerial photograph

SCALE	DATE	CHECKED
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SITE BOUNDARY (16.48ha 40.72ac)
PARCEL A: 11.63ha 28.74ac
PARCEL B: 4.85ha 11.98ac

BUILDING ZONE
(4.85ha 11.98ac)

PLAYING FIELDS
(11.63ha 28.74ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS

POTENTIAL REQUIREMENT FOR NOISE ATTENUATION

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site A:
Development principles plan

SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

302

VINCENT AND GORBING
CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
TELEPHONE: 01438 316331 FAX:01438 722035

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site B Land north of Ambrose Lane, Harpenden Site identification plan: 4812/305	
Site area:	13.45ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land /Farm buildings/residential development
	East:	Agricultural land
	South:	Spire Harpenden Hospital (private)
	West:	The Kings School (private primary)
Topography:	Relatively flat with a gentle slope in the south west part of the site. The whole site is located on top of a ridge.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Isolated trees and enclosed by woodland on the western site boundary.	
ACCESSIBILITY		
Vehicular access:	No existing access.	
Pedestrian/cycle access:	Footway along small stretch of Ambrose Lane immediately adjacent to the urban area on the northern side.	
Public transport:	There are bus stops on Luton Road which provide services 202 to Harpenden/Dunstable; 321 to Luton Airport; 636 to Luton Town centre	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually prominent and exposed in the landscape particularly to views from the north and north-east.	
Impact on residential amenities:	None	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges which could potentially have ecological value.	
Historic Buildings/conservation:	None known	

Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None identified
Flood risk:	Not within area of flooding
Groundwater source protection area:	Partially in total catchment area within north-western part of site within the outer zone
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	None
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields and relatively flat.
	Disadvantages The site is located in the Green Belt. The site is visually exposed and prominent and somewhat remote from the existing urban area. There are overhead power cables across the site. A vehicular access from Ambrose Lane or Cooters End Lane is unlikely to be acceptable.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.

SITE BOUNDARY
(13.45ha 33.23ac)

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0 200
metres

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site B:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

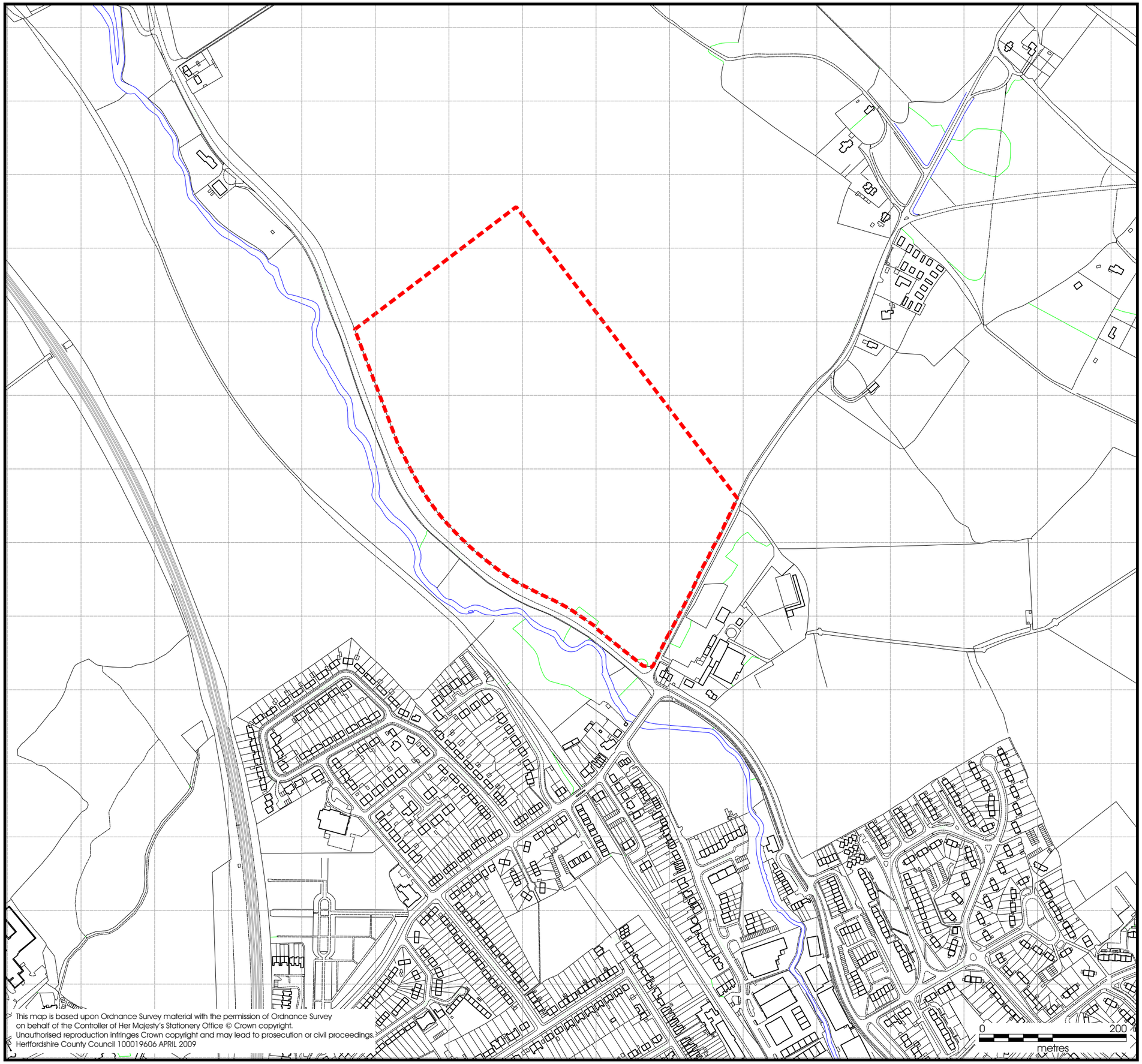
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305

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CHARTERED ARCHITECTS AND TOWN PLANNERS
STERLING COURT NORTON ROAD STEVENAGE HERTS
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site C Land at Lower Luton Road/Bower Heath Lane, Harpenden Site identification plan: 4812/310	
Site area:	17.01ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land
	East:	Agricultural land and Greenacres Equestrian Centre
	South:	Agricultural land beyond Lower Luton Road residential development
	West:	Agricultural land
Topography:	Land slopes to the north-east from the south-western site boundary.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points. Water course south-west of the site beyond the Lower Luton Road.	
Vegetation:	Isolated trees on the south-east and south-west boundaries and mature tree at junction with Bowers End Lane.	
ACCESSIBILITY		
Vehicular access:	There are no existing points of access onto the Lower Luton Road (B653) or Bowers End Lane.	
Pedestrian/cycle access:	No footways along south-western site boundary to Lower Luton Road. Footway on Lower Luton Road as far as junction with Bowers End Lane.	
Public transport:	There are bus stops on Lower Luton Road to the south-east of the site which provide routes 620 Hitchin/Hemel Hempstead/Redbourn – Hatfield; and HA2 Batford to Harpenden. The bus stops on Westfield Road provide routes 45 Stevenage-Luton; 365 Dunstable-Hatfield; and 366 Dunstable-Hatfield.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually exposed.	
Impact on residential amenities:	None	

Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None identified
Flood risk:	Not within area of flooding
Groundwater source protection area:	Partially in total catchment area within north-western part of site within the outer zone
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies outside the Minerals Consultation Area- sand and gravel belt.
Agricultural land quality:	Grade 3
Rights of way:	Footpath running to the north of site from Bower Heath Lane to Great Cutts Farm and bridleway runs from Lower Luton Road to Great Cutts Farm to the north of the site
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area Junction improvement scheme at Lower Luton Road / Westfield Road
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.
	Disadvantages The site is in the Green Belt and visually exposed. The site is not well located to the existing urban area. Visibility along Lower Luton Road (B653) would need further investigation to determine potential for access.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.



SITE BOUNDARY
(17.01ha 42.04ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site C:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

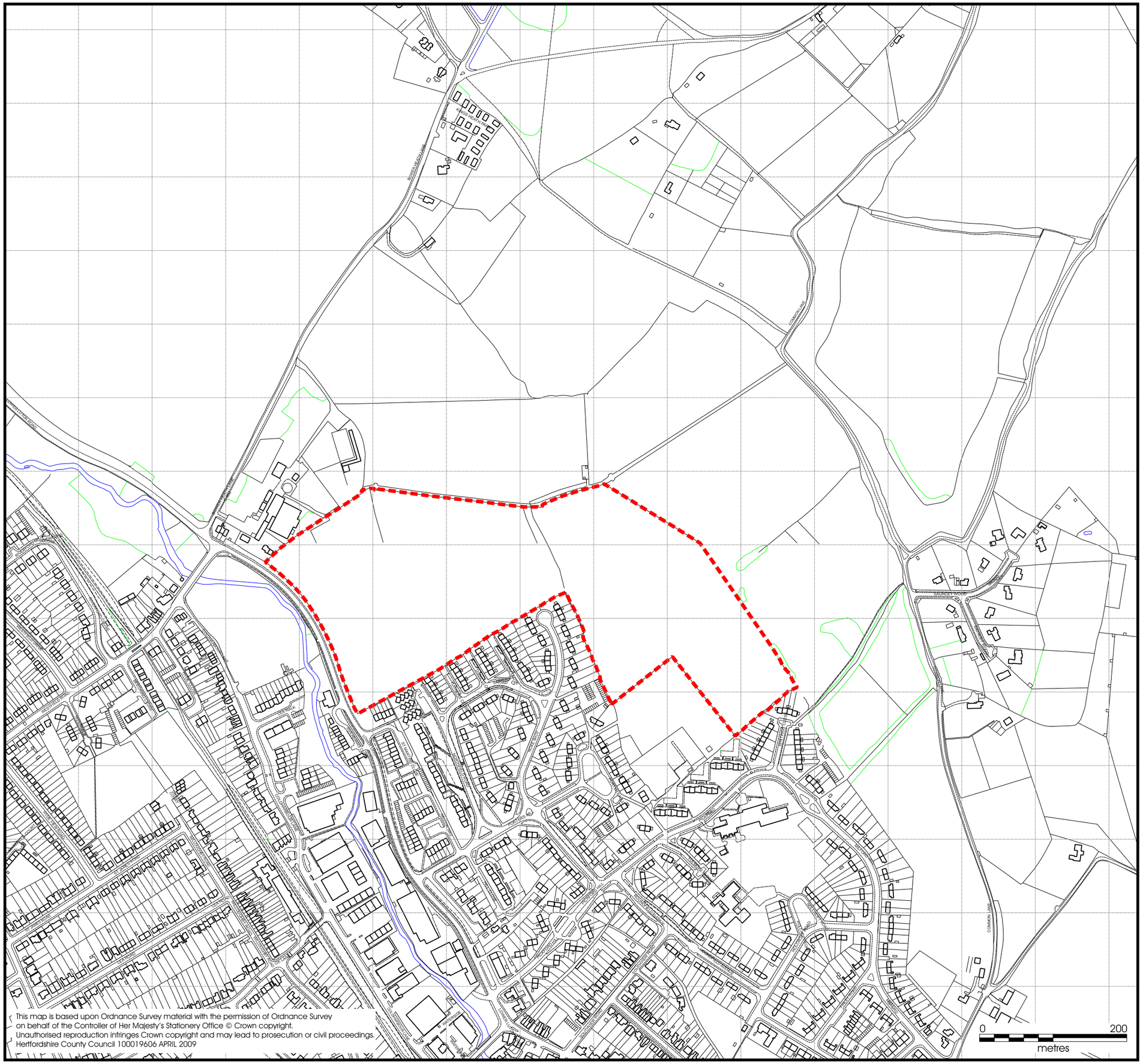
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TELEPHONE: 01438 316331 FAX:01438 722035

ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site D Land east of Lower Luton Road, Harpenden Site identification plan: 4812/315	
Site area:	13.31ha	
Ownership:	Not known	
Existing use/occupiers:	Horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land /Greenacres Equestrian Centre
	East:	Agricultural land
	South:	Residential development
	West:	Allotments / Residential development/allotments/Porters Hill Children's play area
Topography:	Land slopes heavily down to Lower Luton Road on the western part of the site. Relatively flat on the eastern part of the site behind the children's play area.	
Water courses:	Water course to the west of the site beyond Lower Luton Road.	
Vegetation:	Trees and hedgerows on the site boundaries particularly along south-east and west boundaries. There are two tree belts within the site running south from the northern boundary.	
ACCESSIBILITY		
Vehicular access:	The site has a small maintenance access which is accessed from the northern boundary from Common Lane.	
Pedestrian/cycle access:	Footpath bisects site from Turners Close to Bower Heath Lane. Pedestrian / cycle access from the track running along the northern boundary.	
Public transport:	There are bus stops on Lower Luton Road to the south-east of the site which provide services 620 Hitchin/Hemel Hempstead/Redbourn – Hatfield; and HA2 Batford to Harpenden.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	Eastern part of site is visually enclosed; western part of site is visually prominent and exposed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the south east. Possible residential occupation at equestrian centre.	

Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	None known.
Tree Preservation Orders:	None known.
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map.
Noise sources:	None.
Flood risk:	Area of flood risk adjacent to the site to the east of Lower Luton Road.
Groundwater source protection area:	Site is within the total catchment area for groundwater.
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site is located in the Minerals Consultation Area- Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way bisects the site from Turners Close running west to Bower Heath Lane. A further public right of way to the east of the site links Whitings Close to Common Lane.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields
	Disadvantages The site is located in the Green Belt and the eastern part of the site is visually exposed. The site is irregular shape and the western part is heavily sloped. There is a telecoms mast on the site and rights of way cross the site.
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.



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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site D:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

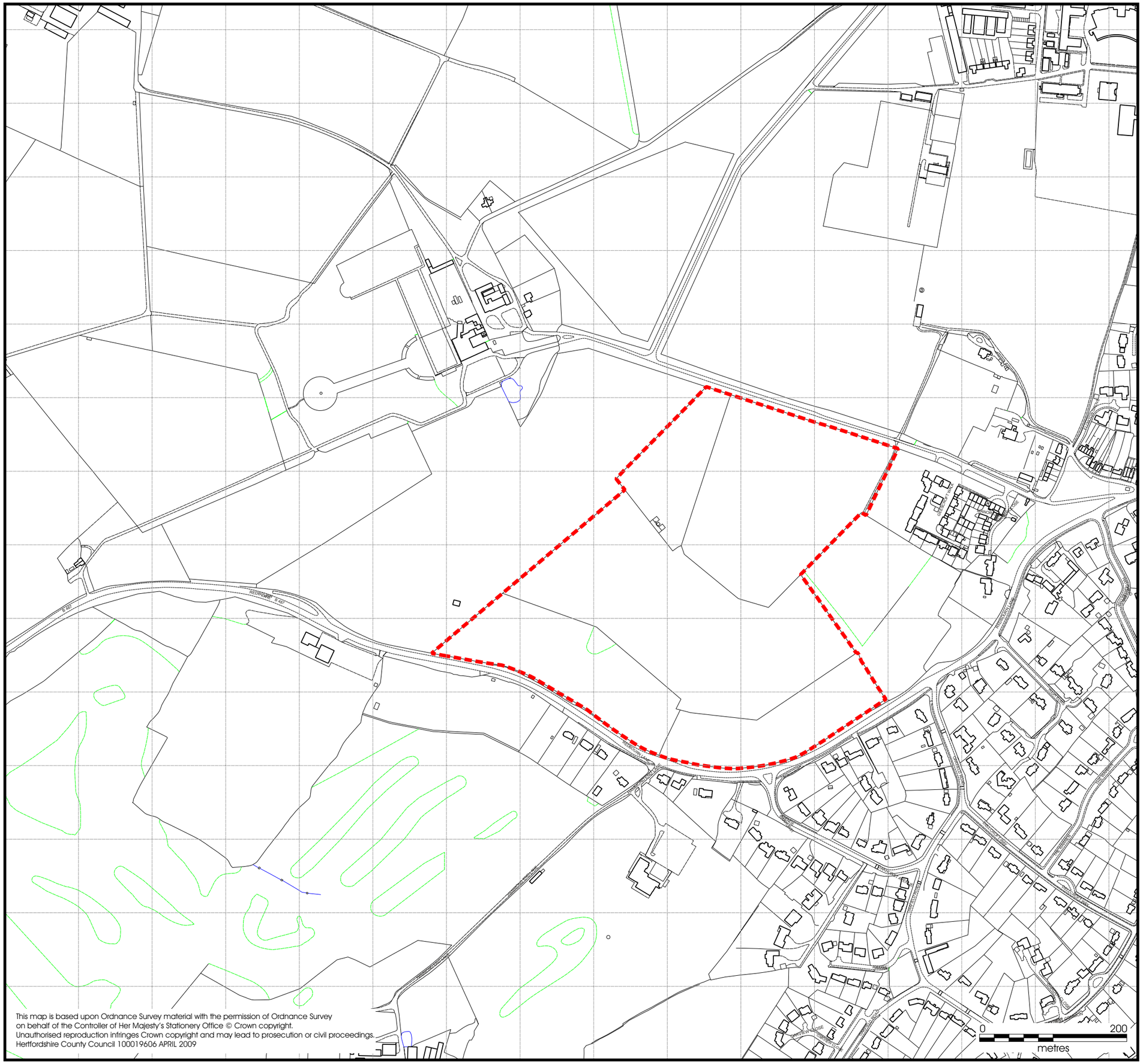
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site E Land north of Redbourn Lane, Harpenden Site identification plan: 4812/320	
Site area:	18.30ha	
Ownership:	Rothamsted Research (TBC)	
Existing use/occupiers:	Agricultural research (crop experimentation)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points.	
Adjoining uses:	North:	Rothamsted Manor
	East:	Residential development
	South:	Residential development
	West:	Rothamsted Manor
Topography:	The site is relatively flat.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along south-west boundary with Luton Road	
ACCESSIBILITY		
Vehicular access:	The site is access via a lane off Hatching Green which runs along the northern boundary of the site. No existing access from Redbourn Lane (B487).	
Pedestrian/cycle access:	Bridleway runs adjacent to the northern boundary. No footways along site boundary with Redbourn Lane.	
Public transport:	There are bus stops on Redbourn Lane which provide service 620 Hitchin/Hemel Hempstead/Redbourn – Hatfield	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is well enclosed by vegetation along the Redbourn Lane.	
Impact on residential amenities:	The site is lies adjacent to residential development to the east and south.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries and within the site which could potentially have ecological value.	

Historic Buildings/conservation:	Rothamsted Manor House is a Grade II listed building to the west of the site.
Tree Preservation Orders:	None known
Archaeology:	Area of Archaeological Significance surrounding Rothamsted Manor House to the west of the site.
Noise sources:	Redbourn Lane (very busy road)
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater.
Air Quality:	Not within an Air Quality Management Area.
Minerals:	The site lies outside the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Bridleway adjacent to northern boundary. Public footpath runs from Redbourn Lane north to Rothamsted Manor House access road and a further footpath runs south from Redbourn Lane to Hammonds End Farm.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.
	Disadvantages The site is in the Green Belt and is used for crop experimentation. The site is adjacent to Grade II listed building and may well be considered to be within the curtilage of that building. The site lies close to an existing Area of Archaeological Significance. Access from Redbourn Road may not be acceptable (fast, busy and in places along the site boundary has very poor visibility).
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.



SITE BOUNDARY
(18.30ha 45.21ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site E:
Site identification plan

SCALE	DATE	CHECKED
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PROJECT No. 4812

N

320

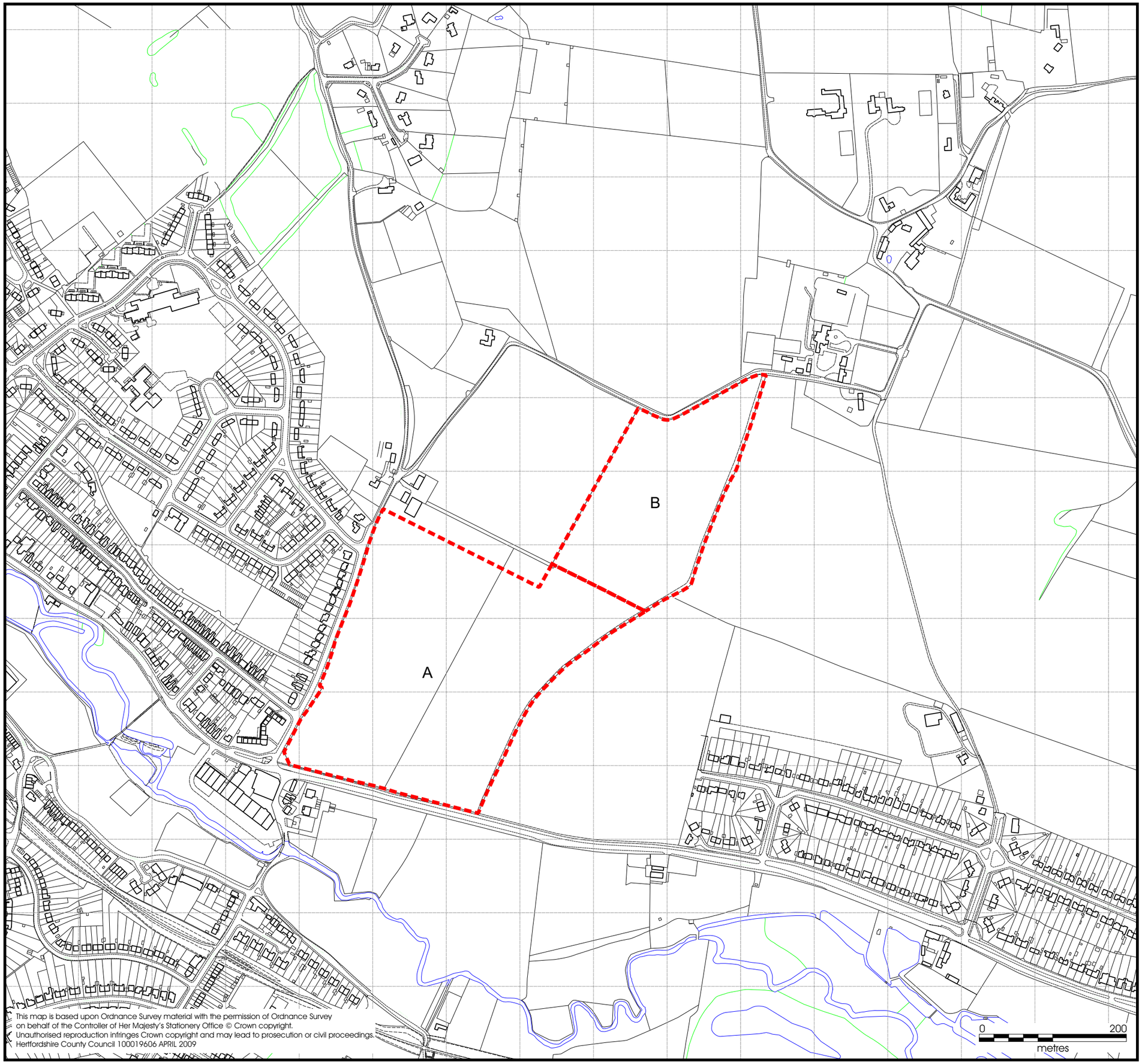
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site F Land north of Lower Luton Road, Harpenden Site identification plan: 4812/325 Aerial photograph: 4812/326 Development principles plan: 4812/327	
Site area:	15.04ha Parcel A: 10.38ha Parcel B: 4.66ha	
Ownership:	Not known	
Existing use/occupiers:	Horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	Agricultural land
	East:	Agricultural land/residential development beyond (Lea Valley estate)
	South:	Agricultural land
	West:	Residential development (Batford) / agricultural land
Topography:	Land rises from west to east.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Trees and hedgerows confined to the site boundaries.	
ACCESSIBILITY		
Vehicular access:	The site is currently accessed via a track from Common Lane. There are no existing points of access onto Lower Luton Road or Common Lane.	
Pedestrian/cycle access:	Footpath runs along the eastern boundary.	
Public transport:	There are bus stops on Lower Luton Road which provide services 45 Luton-Stevenage; 365 Hatfield-Dunstable; 366 Hatfield-Luton/Dunstable; 620 Hemel Hempstead-Hatfield; 636 Luton-Hatfield and bus services 620 and HA2 along Common Lane.	
High level highway assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that a new access from the Lower Luton Road would be difficult due to limited visibility in the vertical plane and would need to be located far enough east to achieve sufficient stagger from Crabtree Lane and Common Lane but at the point where this would	

	be best located, vision becomes worse to the high point of the road at the south east corner of the site. However, an access from Common Lane would appear to be possible and could be located on the outside of a bend maximising vision and avoiding the requirement to remove any hedgerow. A drop off facility is likely to be required within the site to minimise disruption on the surrounding highway network, particularly on the Lower Luton Road. Pedestrian crossings may need to be provided on Common Lane and on Lower Luton Road with the provision of footway facilities along the eastern side of Common Lane. Some increase in traffic on the country lanes surrounding the site will be inevitable. Analysis of the junction between Lower Luton Road and Common Lane would be necessary to determine whether any junction improvements will be required in this location.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually contained by topography and tree belt on eastern boundary.
Impact on residential amenities:	The site is lies adjacent to residential development to the west and further to the east is a residential development.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	Conservation Area No. 5 (Mackerye End) is adjacent to the northern boundary.
Tree Preservation Orders:	None known.
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map.
Noise sources:	None.
Flood risk:	Not within area of flooding.
Groundwater source protection area:	Site is within the outer zone for groundwater.
Air Quality:	Not within an Air Quality Management Area.
Minerals:	The site lies within the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public footpath 62 runs along the eastern boundary of the site. Public footpath 27 runs behind properties fronting Batford Road and connects Common Lane to Southview Road (to the west). Public footpath 54 connects Castle Rise (to the east of the site) to Common Lane north of the site.

EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area Adjacent to Conservation Area to the north and an Article 4 area to the south
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school playing fields. Vehicular access could technically be achieved from Common Lane without any removal of the existing hedgerow although a drop off facility would be required on site and traffic flows on Lower Luton Road would need investigation. The site is visually contained by topography and tree belt on eastern boundary. Accessible to public transport. The building zone would be located close to the western edge of Batford.
	Disadvantages The site is located in the Green Belt and adjoins a Conservation Area. The site is irregular in shape although this may not preclude the laying out of playing fields. Land rises from east to west and terracing may be required.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt it is adjacent to the natural boundary of Batford. The site is somewhat visually enclosed by existing vegetation along the eastern and western site boundaries. The location of the building zone is determined by the requirement to avoid access from the Lower Luton Road (for visibility reasons) and to provide a preferred access from Common Lane. This leaves the playing fields on land to the east of the building zone away from the urban area. Structural landscaping would be required around the building zone and along the frontage with Lower Luton Road. **Technical investigations** A full range of technical investigations will be required which will need to include ground conditions and ecology. **Conclusion** An 8FE school could be accommodated on this site with a robust mitigation strategy in respect of landscape impact subject to detailed

	technical investigation. The site is not in the ownership of the County Council and so it would have to be acquired through compulsory purchase legislation. The main disadvantage of the site is that it is currently located in the Green Belt and has a somewhat irregular shape (although this may be overcome with further detailed planning around the layout of the educational facilities). There may also be some traffic impact on the country lanes and the adjoining Conservation Area will need consideration. Access to the site from Common Lane is likely to be acceptable. The site would attract pupils from the residential areas to the west and the south as well as from Wheathampstead. The site would be well located to meet the needs of the Harpenden Secondary planning area. It is recommended that this site is taken forward for further consideration and should be identified as a potential reserve school site (providing up to 8fe capacity) in the St Albans Core Strategy.



SITE BOUNDARY
(15.04ha 37.16ac)

Parcel A (10.38ha 37.16ac)
Parcel B (4.66ha 37.16ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site F:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

N

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STERLING COURT NORTON ROAD STEVENAGE HERTS
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SITE BOUNDARY (15.04ha 37.16ac)
PARCEL A: 10.38ha 25.65ac
PARCEL B: 4.66ha 11.51ac

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
Harpenden option site F:
Aerial photograph

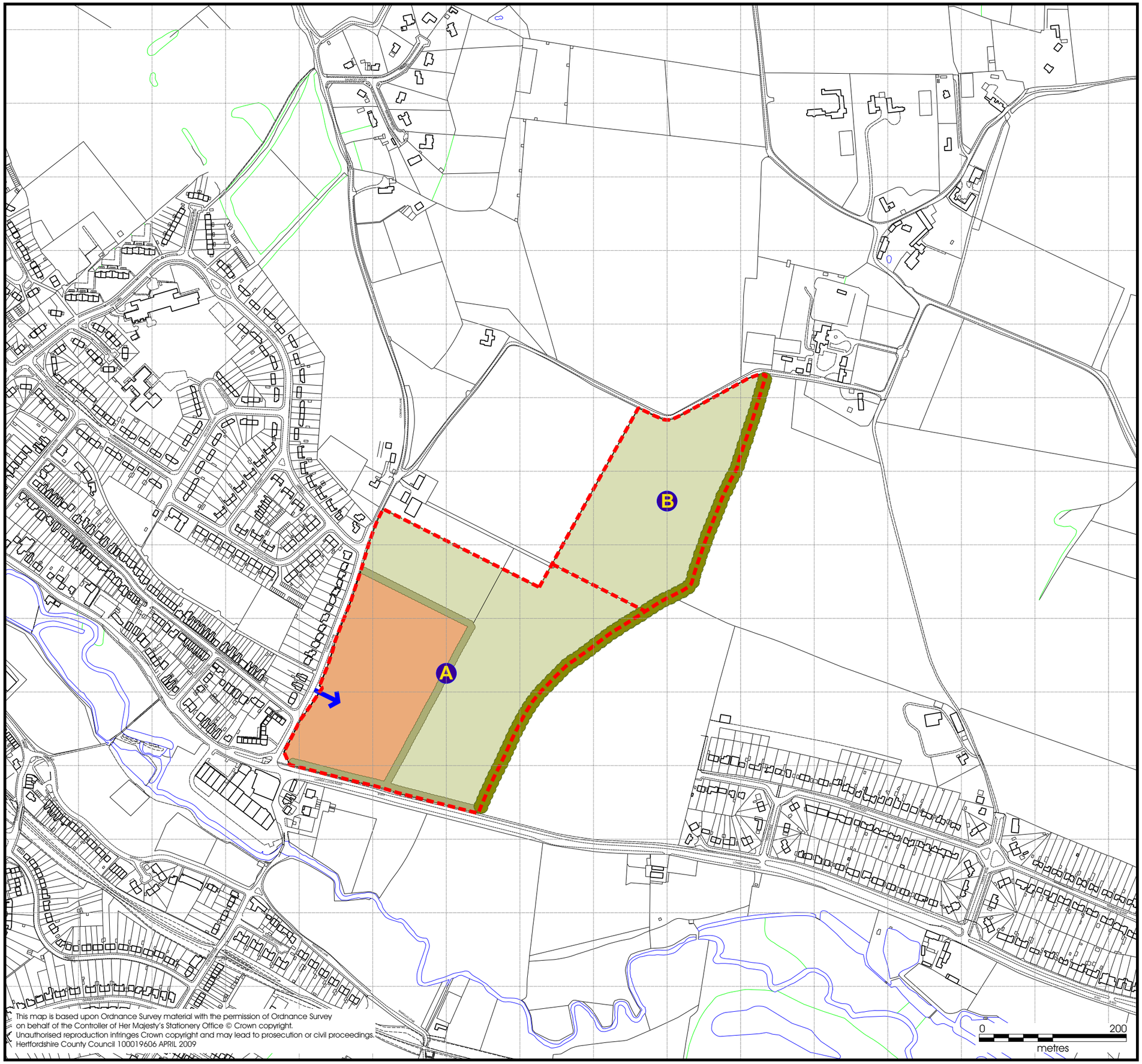
SCALE	DATE	CHECKED
1:5000	NOVEMBER 2010	
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SITE BOUNDARY (15.04ha 37.16ac)
PARCEL A: 10.38ha 25.65ac
PARCEL B: 4.66ha 11.51ac

BUILDING ZONE
(4.04ha 9.98ac)

PLAYING FIELDS
(11.00ha 27.18ac)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site F:
Development principles plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
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PROJECT No. 4812

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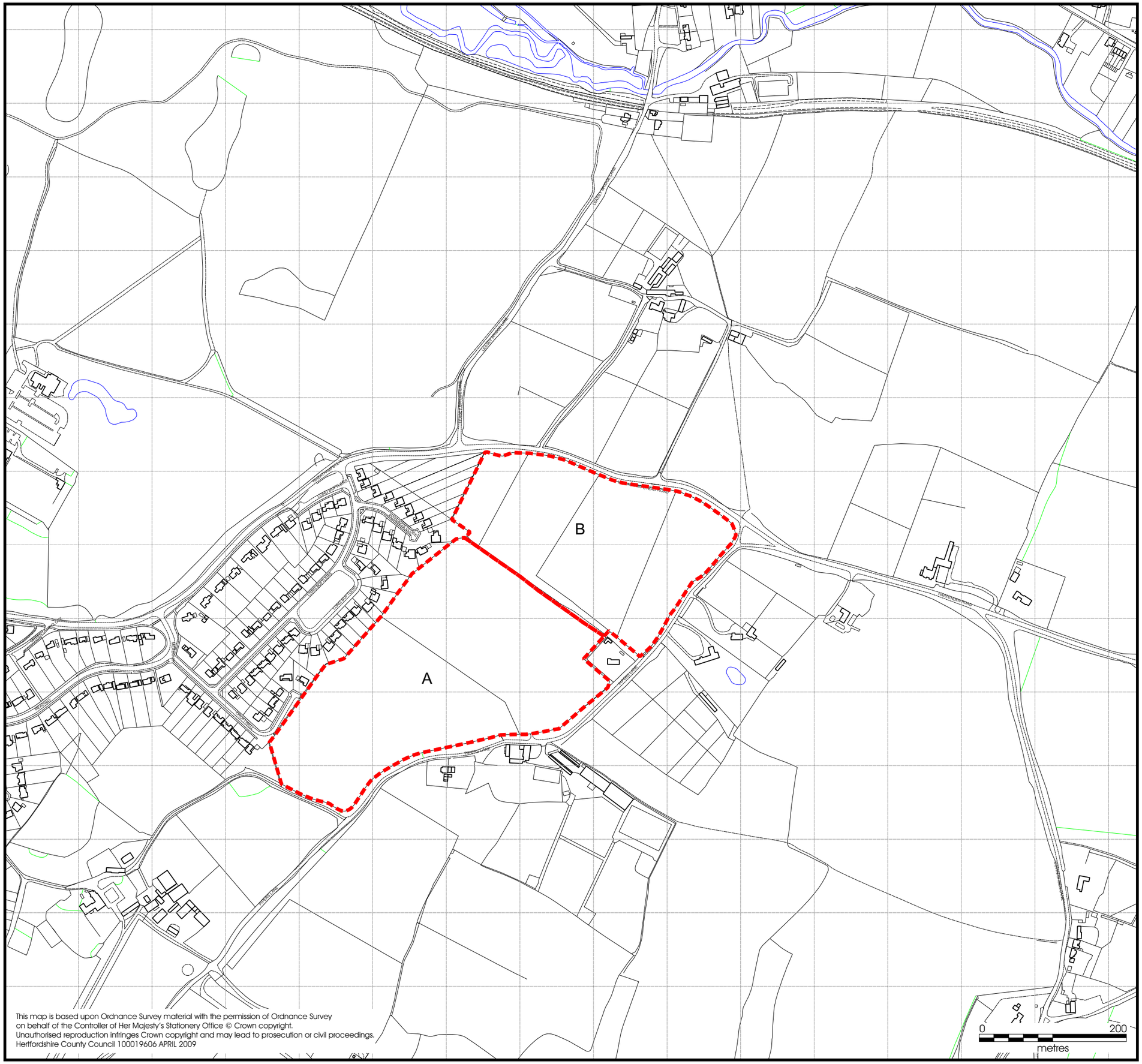
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site G Land east of Croftwell, Harpenden Site identification plan: 4812/330	
Site area:	14.86ha Parcel A: 8.83ha Parcel B: 6.03ha	
Ownership:	Not known	
Existing use/occupiers:	Horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points.	
Adjoining uses:	North:	Agricultural land /golf course
	East:	Agricultural land / farm complex / golf course
	South:	Agricultural land
	West:	Residential development / golf course
Topography:	Relatively flat.	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Trees and hedgerows on the site boundaries and a tree belt from west to east within site.	
ACCESSIBILITY		
Vehicular access:	Farm access from Pipers Lane. Pipers Lane (eastern site boundary) is narrow single track rural country lane. Wheathampstead Road (northern site boundary) is a busy two way minor road with no footways. Croftwell (western site boundary) is a residential cul-de-sac with access onto Meadway and Wheathampstead Road.	
Pedestrian/cycle access:	No footways along Wheathamstead Road or Pipers Lane Footways along Croftwell.	
Public transport:	There are bus stops on Long Buftlers which serve route HA1 Harpenden-Grove Road circular.	
High level highway assessment	A preliminary highways and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; provision of an access off Pipers Lane would encourage a significant volume of vehicles along the country lane from the south which would not be suitable; provision of an access from Wheathampstead Road would itself result in the removal of a significant section of trees and hedgerow in order to achieve suitable vision from the new access; it would appear to be debateable as to	

	whether an access off Croftwell could be provided due to the requirement to widen to 6.1m which would impact on the existing verges and nature of the road as well as having a significant impact on residents; and, the site is a significant distance from major residential areas which could generate a significant proportion of pupils travelling to school by car.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The site is visually enclosed by tree belts along the boundaries with Pipers Lane and across the middle of the site.
Impact on residential amenities:	The site is lies adjacent to residential development to the west and a farmhouse which lies immediately outside the east boundary of the site.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	None
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies within the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way runs adjacent to the southern boundary
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.

	The site is visually contained by existing vegetation along the site boundaries. Existing footway links with Harpenden are good The site is adjacent to the eastern edge of Harpenden. A bus route lies close to the site on Meadway.
	Disadvantages The site is located in the Green Belt. Vehicular access to the site would be difficult; Pipers Lane would not be suitable for accommodating the significant traffic flows associated with a school; access onto the Wheathampstead Road could not be achieved without improvement to sight lines which would necessitate the removal of trees and vegetation which would be unacceptable; and Croftwell would need to be widened to accommodate coaches which would impact on grass verges on the south west side of the road. The site is not well located to the main residential areas of Harpenden and would generate a significant volume of traffic. An existing tree belt bisects the site. There will be an adverse impact on the residential amenity of residents in Croftwell.
SUMMARY/RECOMMENDATION	The site is in the Green Belt and is located on the eastern periphery of Harpenden. Vehicular access is likely to be difficult from Croftwell and Wheathampstead Road and unacceptable from Pipers Lane. The site is not well located to the main residential areas of Harpenden and so a significant volume of traffic will be generated which will have an adverse impact on residential amenity. It is recommended that this site is rejected for further consideration.



SITE BOUNDARY
(14.86ha 36.71ac)

Parcel A (8.83ha 21.82ac)
Parcel B (6.03ha 14.90ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

Harpenden option site G:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

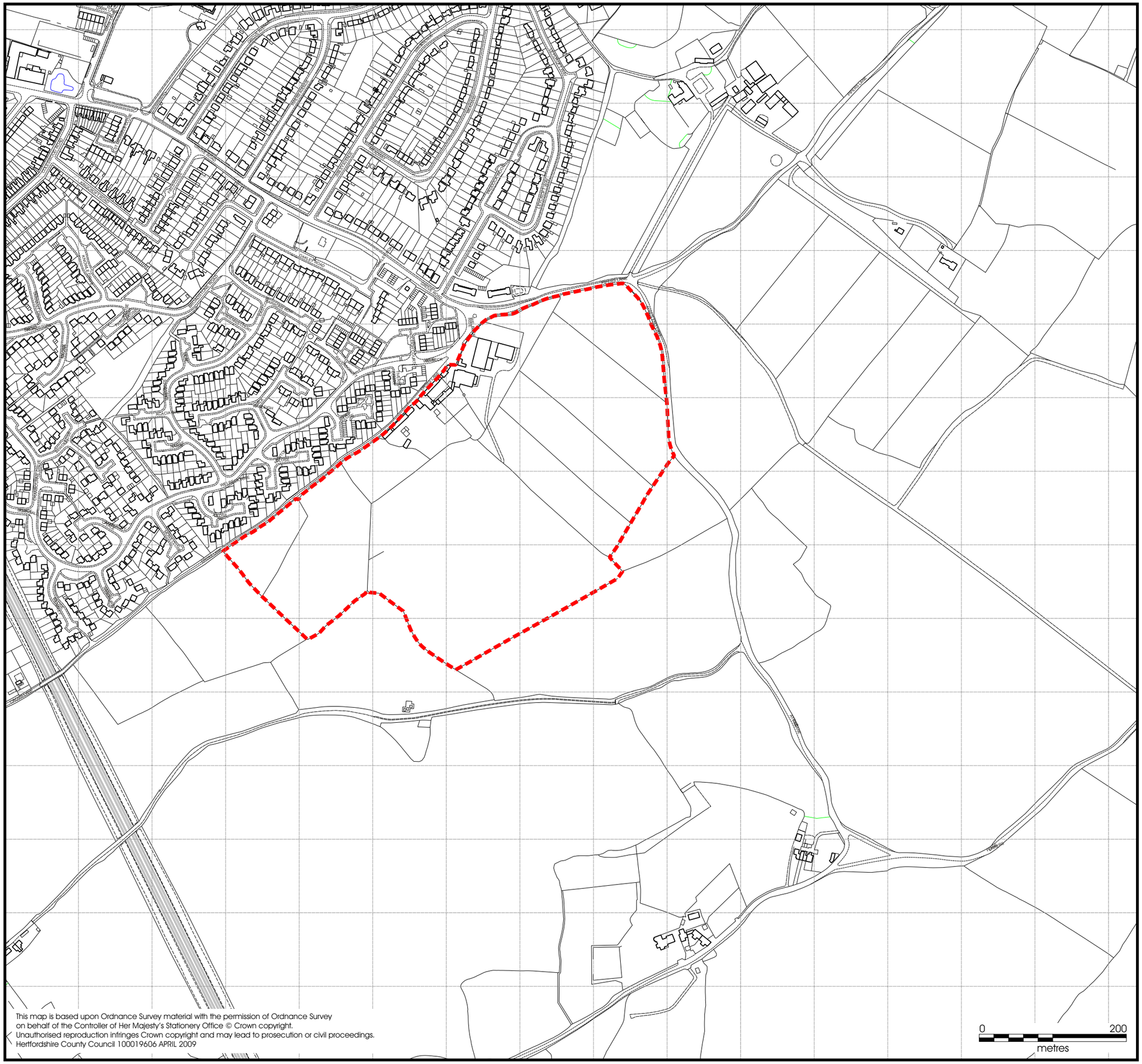
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site H Land south east of Cross Lane, Harpenden Site identification plan: 4812/335	
Site area:	17.73ha	
Ownership:	Not known	
Existing use/occupiers:	Horse Grazing	
Buildings:	Farm buildings on the western boundary	
Adjoining uses:	North:	Agricultural land / residential development
	East:	Agricultural land
	South:	Agricultural land
	West:	Residential development
Topography:	The site undulates with a significant level difference between Cross Lane and site on north-west boundary	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	A number of tree and hedgerow belts both within the site and on the boundaries	
ACCESSIBILITY		
Vehicular access:	The site is access from Cross Lane. Cross lane is a single track lane with access only (no through route). There are no vehicular access points along the northern boundary from either Pipers Lane or Ayres End Lane.	
Pedestrian/cycle access:	There are no footways along Cross Lane, Pipers Lane or Ayres End Lane.	
Public transport:	There are no bus routes in the vicinity of the site.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is undulating and exposed in places.	
Impact on residential amenities:	The site is lies adjacent to residential development to the west and a farmhouse within the site boundary.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value.	
Historic Buildings/conservation:	None known (Farmhouse to be checked)	

Tree Preservation Orders:	None known
Archaeology:	Area of Archaeological Significance adjacent to the southern site boundary.
Noise sources:	None
Flood risk:	Not within area of flooding.
Groundwater source protection area:	Site is within the total catchment area for groundwater.
Air Quality:	Not within an Air Quality Management Area.
Minerals:	The site is located in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way outside of site boundary from junction of Pipers Lane/Ayres End Lane east to Ferrers Lane. Byway from Ayres End Lane to Barnfield Farm to the south of the site.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area Adjacent to Area of Archaeological Significance
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields.
	Disadvantages The site is located in the Green Belt. There is no suitable point of vehicular access other than through farm buildings. The site is undulating and exposed and at a higher level than Ayres End Lane. There would be a potentially adverse impact on rural country lanes (Pipers Lane/Ayres End Lane).
SUMMARY/RECOMMENDATION	Do not take forward for further investigation.



SITE BOUNDARY
(17.73ha 43.81ac)

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PROJECT TITLE

St Albans Secondary Schools Review

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Harpenden option site H:
Site identification plan

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PROJECT No. 4812

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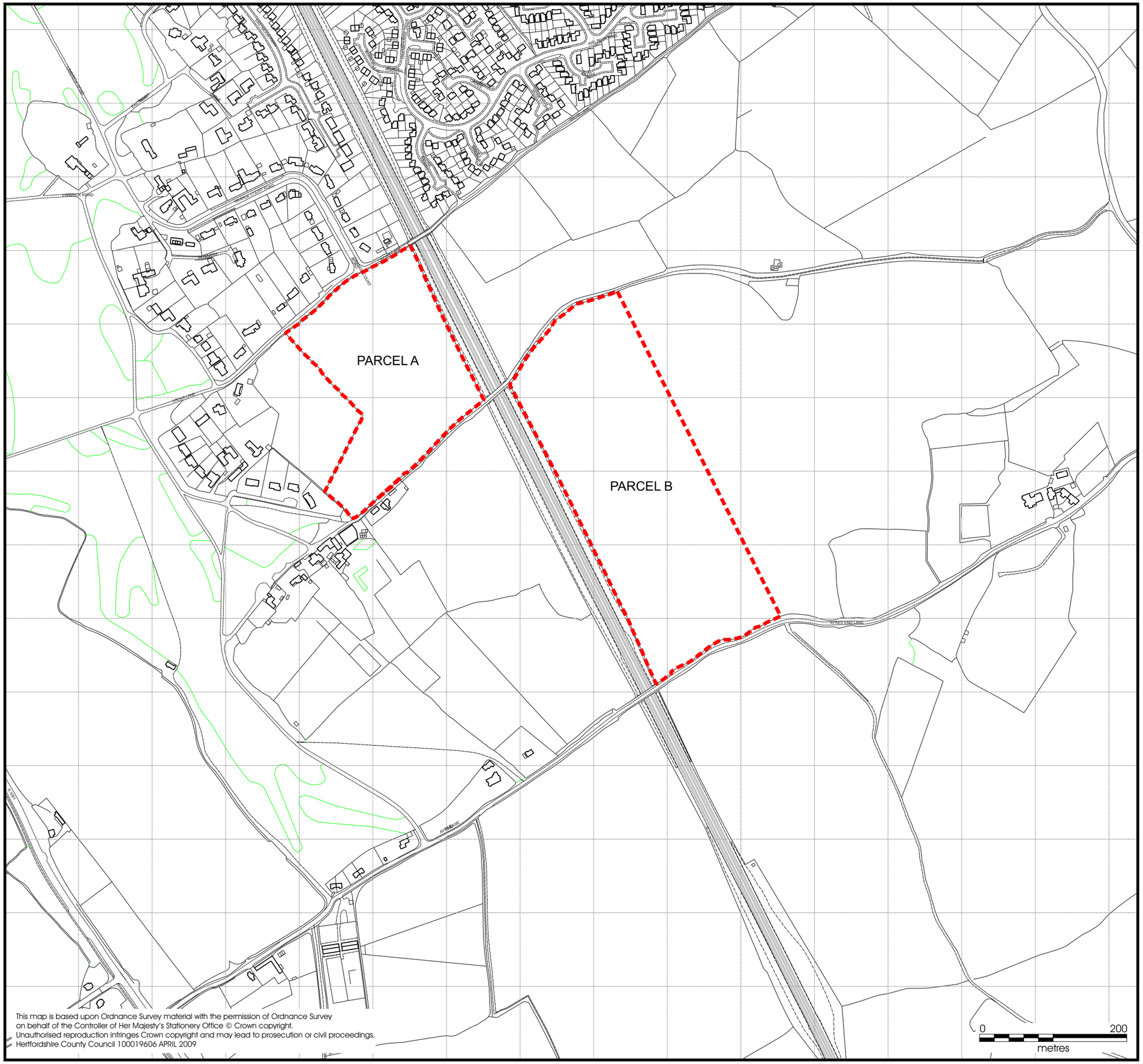
335

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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site I Land south of Cross Lane and east of railway Site identification plan: 4812/340	
Site area:	13.98ha Parcel A: 4.92ha Parcel B: 9.06ha	
Ownership:	Not known	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	A. Residential development B. Agricultural land and beyond residential development
	East:	A. Railway line / Agricultural land B. Agricultural land
	South:	A. Agricultural land B. Agricultural land
	West:	A. Agricultural land / residential development B. Railway line and beyond agricultural land with some residential development
Topography:	A. Relatively flat B. Slight slope to the north from the south	
Water courses:	None visible from aerial photographs, OS maps or public vantage points.	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along south-west boundary with railway line.	
ACCESSIBILITY		
Vehicular access:	No existing access to Parcel A or B. Cross Lane (northern boundary) and Ayres End Lane (southern boundary) are both narrow single track rural lanes.	
Pedestrian/cycle access:	No footways adjacent to either site.	
Public transport:	There are bus stops on St Albans Road (A1081) to the west of the sites serving bus route 321 Luton Airport-Watford-Rickmansworth-Maple Cross. There are bus stops on Cranbourne Drive to the north of the sites serving	

	bus route HA1 Harpenden-Grove Road circular.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	Parcel A: relatively well contained. Parcel B: visually contained on the western boundary but visually exposed to the east.
Impact on residential amenities:	Parcel A is adjacent to residential development.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map. There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	Area of Archaeological Significance identified to the east of Parcel B.
Noise sources:	Railway line
Flood risk:	Not within area of flooding.
Groundwater source protection area:	Site is within the total catchment area for groundwater.
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies within the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	By-way runs along the southern boundary of Parcel A and northern boundary of Parcel B (Mud Lane)
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and playing fields but they would be located on a split site. Parcel A is visually enclosed, relatively flat and adjoins the urban area and may be suitable for school buildings.

	Parcel B may be suitable for school playing fields.
	Disadvantages The site is located in the Green Belt. Vehicular access from Cross Lane is unlikely to be acceptable. The site is some distance from public transport.
SUMMARY/RECOMMENDATION	Do not take forward for further consideration.



SITE BOUNDARY
(PARCEL A: 4.92ha 12.15ac)
(PARCEL B: 9.06ha 22.38ac)

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PROJECT TITLE

St Albans Secondary Schools Review

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Harpenden option site I:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
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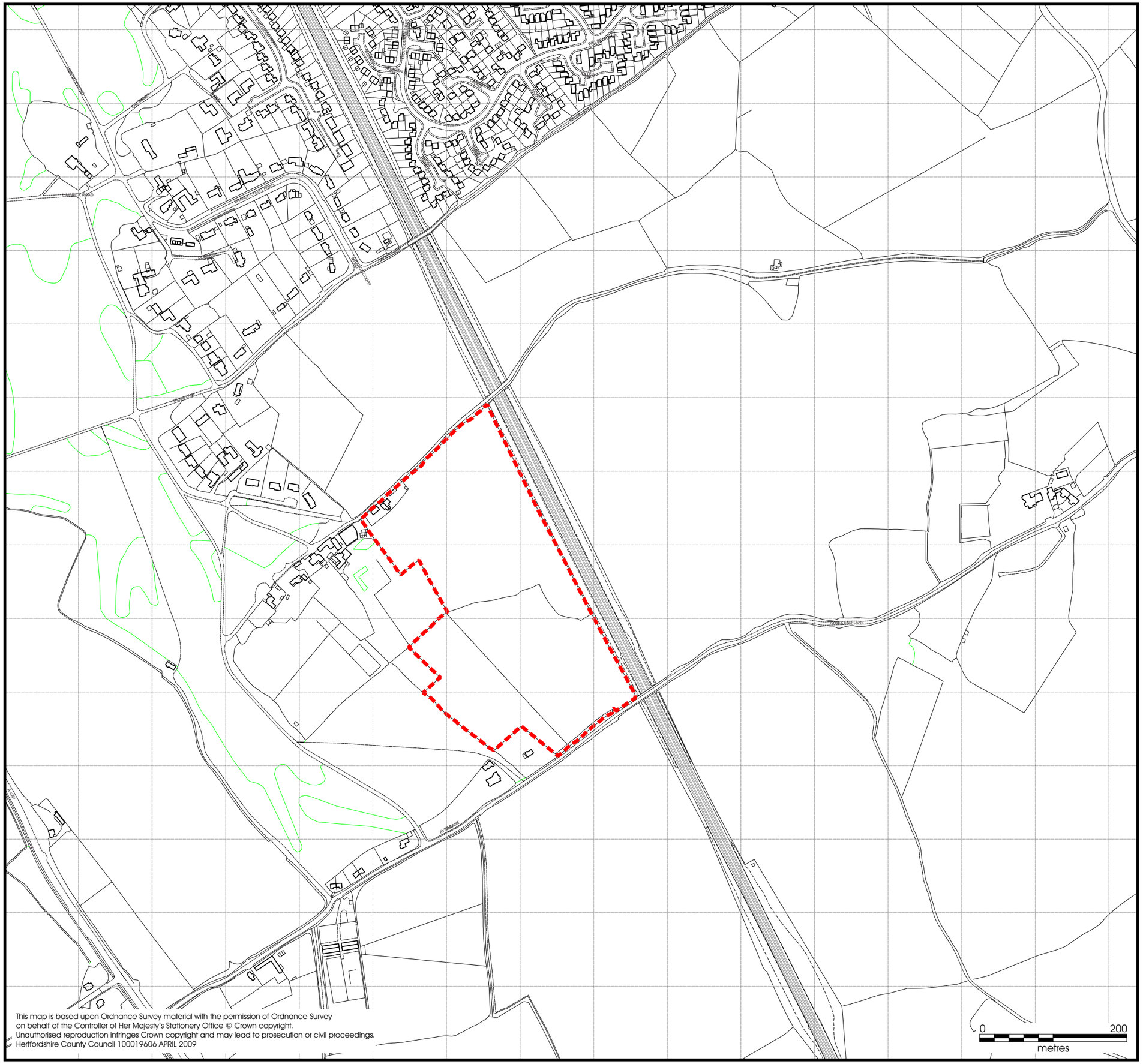
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340

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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site J Reserve School site Ayres End Lane, Harpenden Site identification plan: 4812/345	
Site area:	8.87ha	
Ownership:	Hertfordshire County Council (Reserve School site)	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	Two residential properties in the north-western corner of site	
Adjoining uses:	North:	Agricultural land
	East:	Railway line and beyond agricultural land
	South:	Isolated residential development and agricultural land
	West:	Residential development / agricultural land
Topography:	Relatively flat	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Trees and hedgerows generally confined to the site boundaries. Hedgerow and tree belt bisects the site.	
ACCESSIBILITY		
Vehicular access:	No existing access.	
Pedestrian/cycle access:	No footways surrounding the site.	
Public transport:	There are bus stops on St Albans Road (A1081) to the west of the sites serving bus route 321 Luton Airport-Watford-Rickmansworth-Maple Cross. There are bus stops on Cranbourne Drive to the north of the sites serving bus route HA1 Harpenden-Grove Road circular.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually enclosed.	
Impact on residential amenities:	The site has some residential development to the north-west and west of the site.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges which could potentially have ecological value.	

Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Railway line
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Public right of way adjacent to site running south from Ayres End Lane
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Conservation Area Adjacent to Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is relatively flat.
	Disadvantages The site is in the Green Belt. The site is not large enough for school and playing fields. The site does not lie adjacent to the urban area. A vehicular access from Ayres End Lane unlikely to be acceptable. The site is some distance from public transport.
SUMMARY/RECOMMENDATION	Do not take forward for further consideration.



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St Albans Secondary Schools Review

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Harpenden option site J:
Site identification plan

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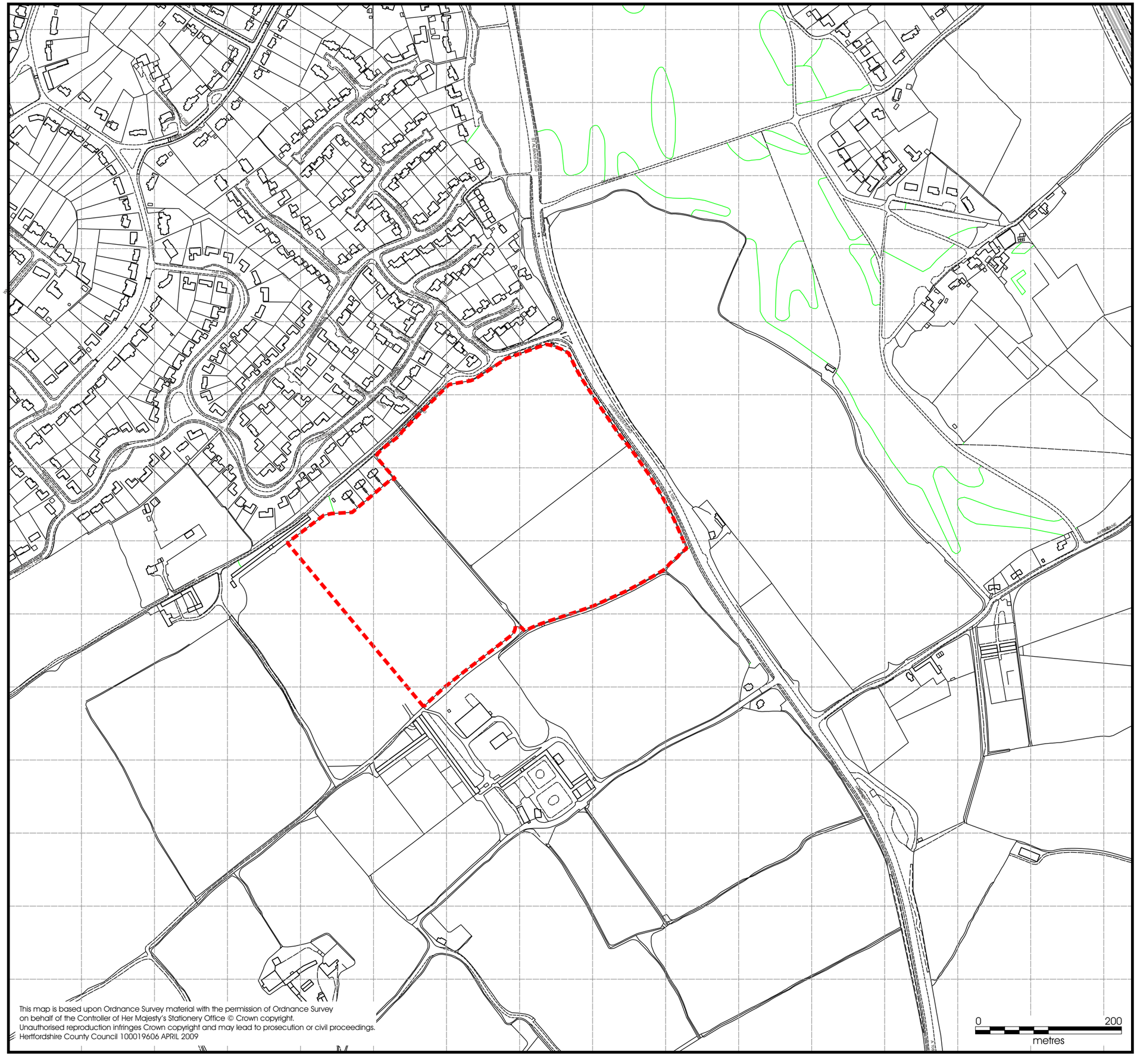
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	Harpenden: Site K Land at Harpenden Road/Beesonend Lane Site identification plan: 4812/350	
Site area:	14.26ha	
Ownership:	Not known	
Existing use/occupiers:	Horse grazing	
Buildings:	None visible from aerial photographs, OS maps or public vantage points (Gas installation on Beesonend Lane)	
Adjoining uses:	North:	Residential development
	East:	Golf course beyond Harpenden Road
	South:	Agricultural land / Childwick Hall
	West:	Agricultural land / farm complex
Topography:	Undulating in places	
Water courses:	None visible from aerial photographs, OS maps or public vantage points	
Vegetation:	Trees and hedgerows confined to the site boundaries particularly along south-west boundary with Luton Road.	
ACCESSIBILITY		
Vehicular access:	The site is accessed via the farm complex access road on the western boundary. No vehicular access from Harpenden Road or direct from Beeson End Lane.	
Pedestrian/cycle access:	Footways along Harpenden Road and on Beeson End Lane from Harpenden Road to junction with Burywick.	
Public transport:	There are bus stops on Harpenden Road which provide service 321 to Luton Airport	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually exposed.	
Impact on residential amenities:	The site is lies adjacent to residential development to the south east and a farmhouse which lies immediately outside the western boundary of the site.	
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries and a tree belt	

	bisecting the site which could potentially have ecological value.
Historic Buildings/conservation:	Within Conservation Area no. 3
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	Harpenden Road
Flood risk:	Not within area of flooding
Groundwater source protection area:	Site is within the total catchment area for groundwater
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	No public rights of way within site. Public right of way from Harpenden Road east towards Bamville Farm.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Conservation Area Southern and eastern boundaries abut the Landscape Conservation Area
Emerging local development framework site specific designations:	None as yet
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields. The site is adjacent to the urban area of Harpenden. Vehicular access from Beesonend Lane may be achievable and the site is close to bus routes.
	Disadvantages The site is located in the Green Belt and the Conservation Area. The site is adjacent to Landscape Conservation Area and is visually exposed.
SUMMARY/RECOMMENDATION	Do not take forward for further consideration.



SITE BOUNDARY
(14.26ha 35.23ac)

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PROJECT TITLE

St Albans Secondary Schools Review

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Harpenden option site K:
Site identification plan

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PROJECT No. 4812	N	350

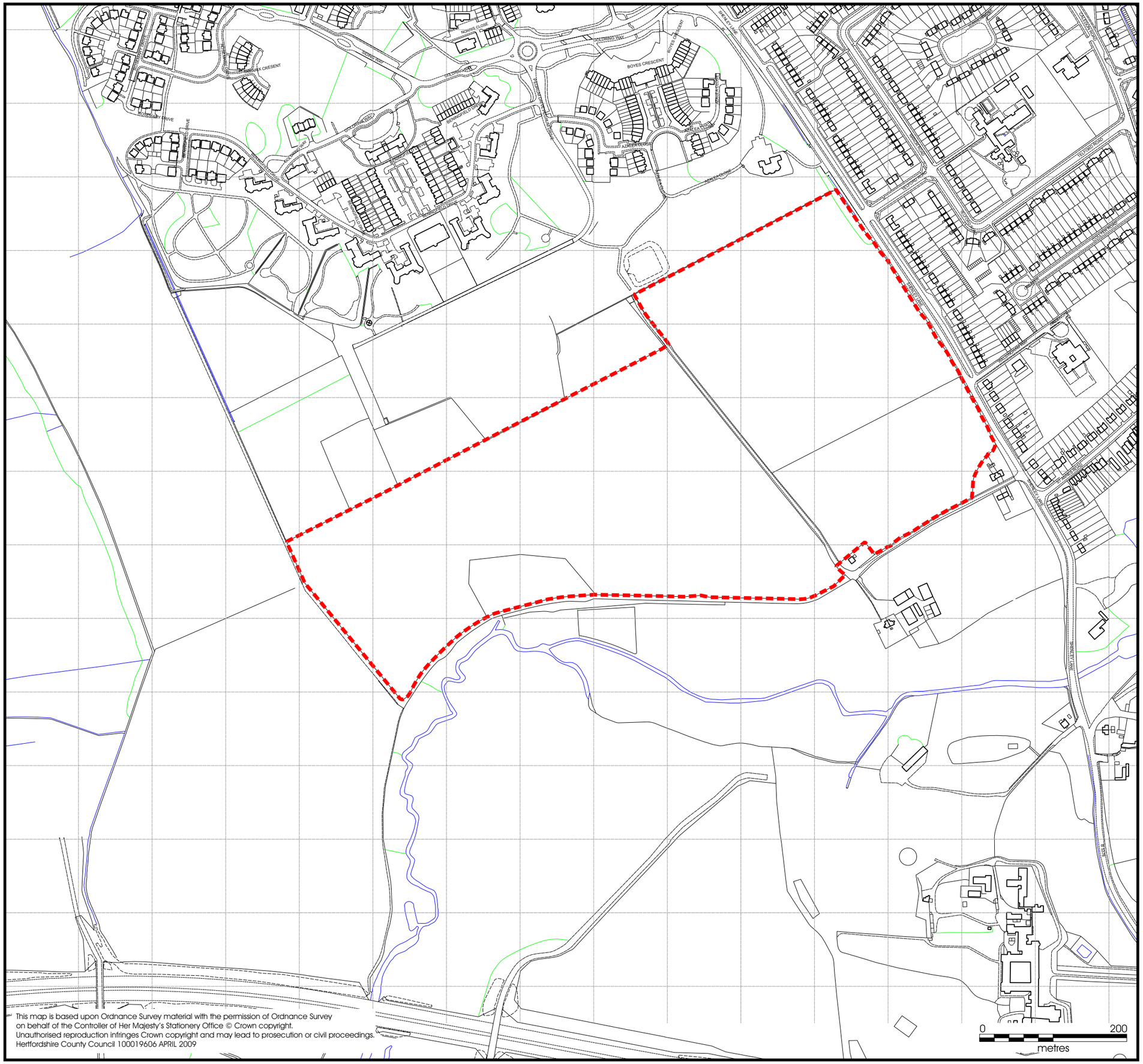
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SITES		
SITE DETAILS		
Site Reference and address:	London Colney: Site A Land south of Napsbury Park, St Albans Site identification plan: 4812/355 Aerial photograph: 4812/356 Development Principles plan: 4812/357	
Site area:	31.36ha	
Ownership:	Hertfordshire County Council rural estate	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points although a small farmhouse lies adjacent to the site in the south eastern corner adjacent to Shenley Lane.	
Adjoining uses:	North:	Napsbury Park
	East:	Residential development
	South:	Agricultural land (Hertfordshire County council rural estate)
	West:	Agricultural land (Hertfordshire County Council rural estate)
Topography:	Relatively flat.	
Water courses:	Water course south of the site and southern part of the site known to be in the flood plain.	
Vegetation:	Trees and hedgerows generally confined to the site boundaries and along footpath that bisects the site (north/south).	
ACCESSIBILITY		
Vehicular access:	There is an existing vehicular access for farm vehicles along the bridleway which runs along (but just outside) the southern boundary of the site.	
Pedestrian/cycle access:	Bridleway 004 runs along the southern boundary of the site and there is a footpath bisecting the site but this is not a public right of way.	
Public transport:	Three bus stops are located in the vicinity of the site frontage to Shenley Lane; 70m to the north (adjacent to the Birches); opposite no. 97 Shenley Lane; and one to the south opposite St Annes Road. These are served by routes 359 and 602 which serve St Albans, London Colney, Napsbury Park, Watford, Hatfield, Bushey, Radlett and Shenley.	
High level highways assessment	A preliminary highway and access appraisal prepared by Stomor Civil Engineering Consultants concludes that; an access to the site could be achieved via a roundabout junction from Shenley Lane; a 6FE or 8FE school could be accommodated on the site alongside a development of 180 units	

	(together with a 2FE school located on land to the north of Napsbury Park); school bus services would need to be implemented to transport a significant proportion of pupils from major catchment areas such as St Albans and Harpenden; and, an on site dropping off facility will be required.
ENVIRONMENTAL IMPACT	
Landscape and visual impact:	The land to the east of the footpath (running north/south through the site) is more visually contained by existing hedgerows on the southern boundary and along the boundaries of the footpath itself. Land to the west of the footpath is more visually exposed although there is some containment to the far west. A Landscape and Visual Assessment (November 2009) carried out for an assessment of the residential development potential of the site concluded that; development to the immediate west of Shenley Lane could redress the harshness of the existing urban edge; and, that the site is of medium sensitivity to development with the eastern part of the site (closest to Shenley Lane) being of low to medium sensitivity.
Impact on residential amenities:	The site is lies adjacent to residential development to the east and north.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map. There are some trees and hedges on the boundaries which could potentially have ecological value.
Historic Buildings/conservation:	Napsbury Park (to the immediate north of the site) is located in a Conservation Area. Napsbury Park is also a Registered Historic Park and Garden.
Tree Preservation Orders:	None.
Archaeology:	A desk-top archaeological assessment (September 2009) concluded that the site had low-medium potential for remains and it was concluded that there are unlikely to be any significant impediments to development but further work would be required at the planning application stage.
Noise sources:	A noise assessment (November 2009) concluded that existing noise levels are not a constraint to development.
Flood risk:	A flood risk assessment (November 2009) concluded that the majority of the site lies within flood zone 1 with a low probability of flooding. A small proportion of the site along the southern site boundary lies within flood zones 2 and 3.
Groundwater source protection area:	The site is within a groundwater protection zone (zone 3 catchment).
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	Bridleway 004 runs along the southern boundary of the site in a westerly direction from Shenley Lane. Public footpath 24 connects into the

	bridleway from the south east. The footpath that bisects the site is not a public right of way.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area
Emerging local development framework site specific designations:	The site has been identified by the County Council as a potential residential development site and previous submissions have been made to St Albans District Council.
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields together with some residential development. The site is flat and visually enclosed being of low-medium sensitivity to development. Vehicular access could be achieved from Shenley Lane. Pedestrian access could be achieved although it is likely that a new footway may be required on the western side of Shenley Lane along the site boundary. All technical investigations have been undertaken and there are no significant known impediments to development at this stage. The land is in the ownership of the County Council.
	Disadvantages The site is in the Green Belt. Pupils in London Colney go to Francis Bacon School (which has capacity to expand) and there is no requirement to establish a secondary school; this would not be a preferred location for a new secondary school.
SUMMARY/RECOMMENDATION	**Development Principles** Although this site is in the Green Belt it is adjacent to the urban area of London Colney and there is residential development to the north. A masterplan has already been prepared for this site to show how residential development could be sensitively accommodated given the Conservation Area status of the Napsbury Park development to the immediate north. Vistas and structural landscaping are required to be maintained through the development. In order to maintain the required vistas and retain a sensitive relationship with the land to the north it would be more appropriate to locate residential development on the north part of the site and a school site on the southern part of the site where the mass of buildings may be more extensive than residential development. It is recognised that a development brief would be required for the site to control the form, layout and type of both the residential and educational development proposed. The residential development parcels could accommodate up to 180 units on a site area of 3.90ha. The school building zone would be located on land to the south of the residential

	development. The playing fields would lie to the west of the existing footpath that bisects the site but adjacent to the school site. **Technical investigations** A full range of technical investigations have already been undertaken which have determined that there are no significant impediments to development. **Conclusion** An 8FE school could be accommodated on this site together with a modest residential development with a robust mitigation strategy in respect of landscape impact. A development brief would be required to guide development. The site is in the ownership of Hertfordshire County Council and as such would be available for development should planning permission for an alternative use be granted. There is no requirement for a secondary school in London Colney. Pupils from London Colney go to Francis Bacon which has capacity to expand further if required. It is recommended that this site is not taken forward for further consideration.



SITE BOUNDARY
(30.22ha 74.67ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

London Colney option site A:
Site identification plan

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SITE BOUNDARY
(31.36ha 77.49ac)

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St Albans Secondary Schools Review

DRAWING TITLE
London Colney option site A:
Aerial photograph

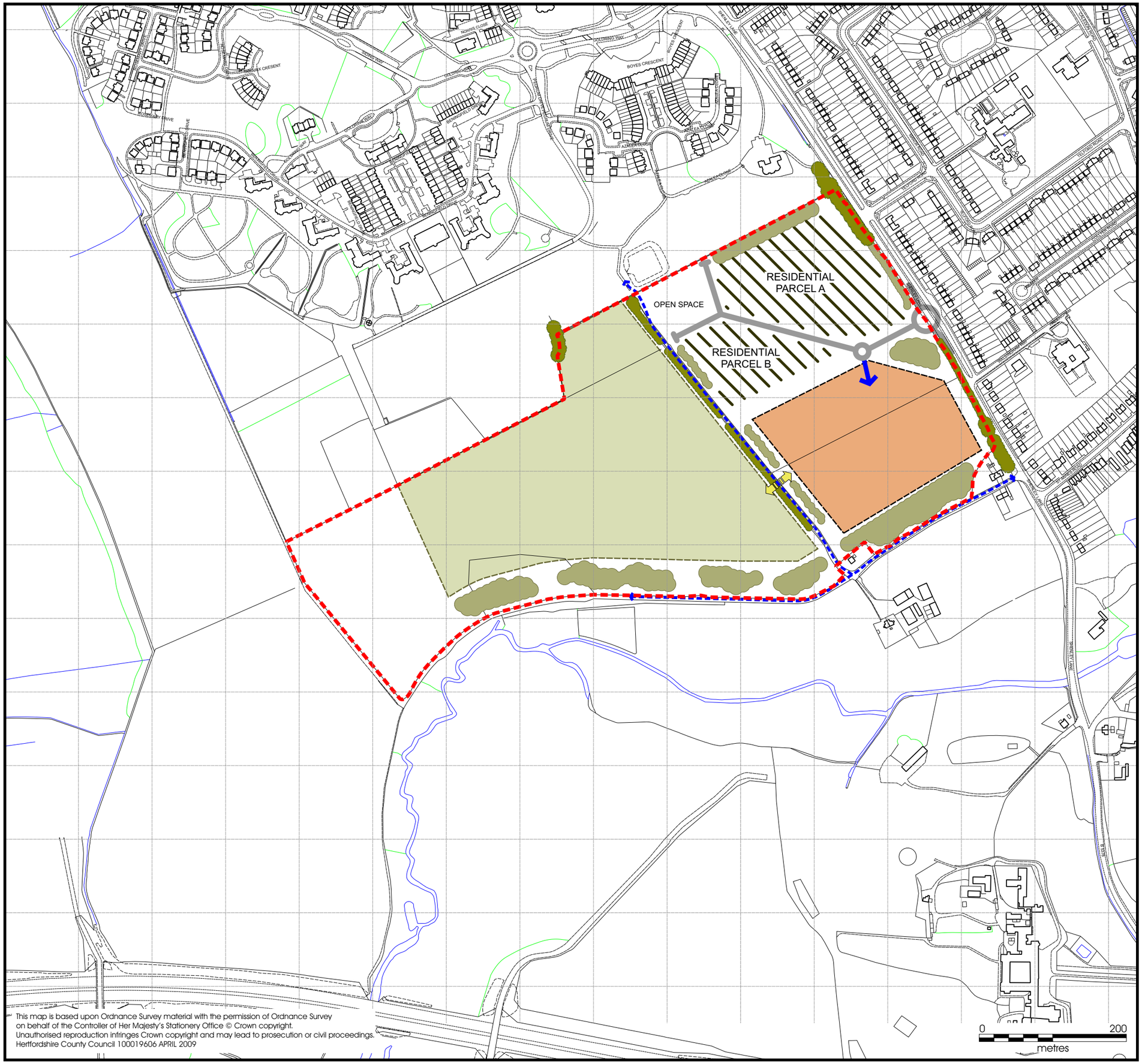
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PROJECT No. 4812

N

356

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CHARTERED ARCHITECTS AND TOWN PLANNERS
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SITE BOUNDARY
(31.36ha 77.49ac)

BUILDING ZONE
(4.13ha 10.20ac)

PLAYING FIELDS
(11.21ha 27.70ac)

RESIDENTIAL DEVELOPMENT
PARCEL A: 2.70ha (108 UNITS)
PARCEL B: 1.20ha (48 UNITS)
TOTAL: 3.90ha (156 UNITS)

EXISTING LANDSCAPING/ VEGETATION
(DERIVED FROM AERIAL PHOTOGRAPHY)

PROPOSED STRUCTURAL LANDSCAPING/TREE BELT

POTENTIAL ACCESS ROADS
(INCLUDING NEW ROUNDABOUT)

POTENTIAL ACCESS

RIGHTS OF WAY
(ROUTES ON THE GROUND)

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PROJECT TITLE
St Albans Secondary Schools Review

DRAWING TITLE
London Colney option site A: Development principles plan

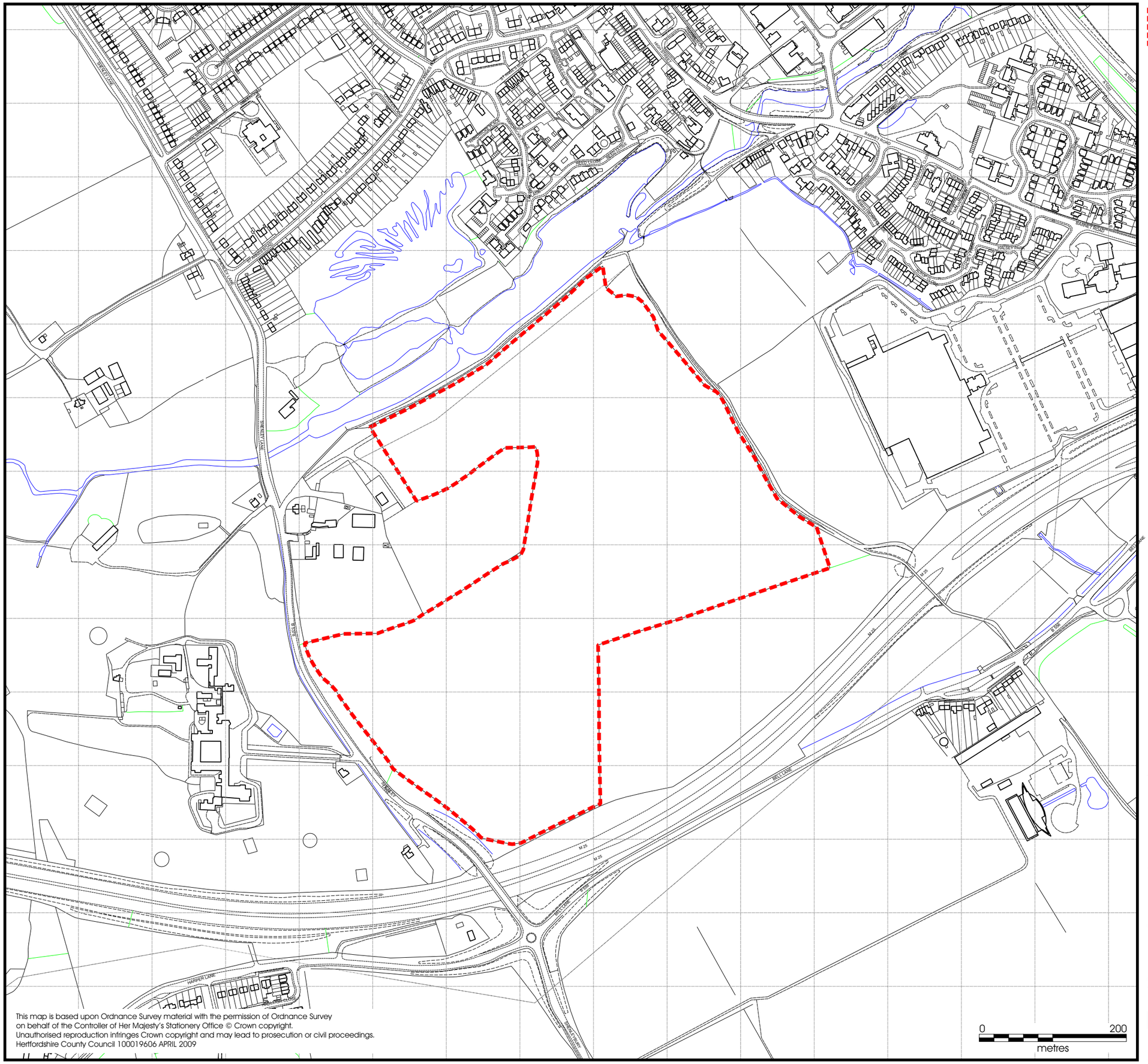
SCALE	DATE	CHECKED
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PROJECT No. 4812	N	357

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ST ALBANS SECONDARY SCHOOL EXPANSIONS		
SITE DETAILS		
Site Reference and address:	London Colney: Site B Land north of Napsbury Park St Albans Site identification plan: 4812/360	
Site area:	27.15ha	
Ownership:	Hertfordshire County Council rural estate	
Existing use/occupiers:	Agricultural land (arable)	
Buildings:	None visible from aerial photographs, OS maps or public vantage points although a residential dwelling (Colvend) lies immediately adjacent to the site on the western site boundary.	
Adjoining uses:	North:	North Orbital
	East:	Shenley Lane and recreational uses beyond
	South:	Napsbury Park
	West:	Residential development
Topography:	The north west corner of the site is higher and more visually prominent than other parts of the site. The enclosed field in the southwest section of the site is relatively flat.	
Water courses:	There is a ditch running along the western side of Shenley Lane which flows in a northerly direction toward the northwest corner of the site.	
Vegetation:	Trees and hedgerows generally confined to the site boundaries. Trees and hedgerows between field divisions within site.	
ACCESSIBILITY		
Vehicular access:	There is no vehicular access to the site.	
Pedestrian/cycle access:	There is currently no pedestrian access to the site.	
Public transport:	The nearest bus stops are located on Shenley Lane serving routes 359 and 601 providing services between London Colney and St Albans.	
Highways assessment	A highways assessment was undertaken by Stomor Civil Engineering Consultants in 2009 which concluded that an access from Shenley Lane for residential development and a 2FE primary school could be achieved.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The land in the southern half of the site being lower in level is less visually exposed than other parts of the site. A Landscape and Visual Assessment (November 2009) carried out for an assessment of residential development potential of the site concluded that; the most southerly	

	parcels immediately north of Napsbury and the west of Shenley Lane would be of medium sensitivity and that development of these parcels would not comprise the gap between St Albans and London Colney.
Impact on residential amenities:	The site is lies adjacent to residential development to the south and west.
Ecology:	No ecological designations in the adopted Local Plan Proposals Map There are some trees and hedges on the boundaries which could potentially have ecological value. An Ecological survey (June 2009) identified the eastern boundary hedge as meeting HR importance criteria and should be retained in any development.
Historic Buildings/conservation:	Napsbury Park (to the immediate south of the site) is located in a Conservation Area. Napsbury Park is also a registered Historic Park and Garden.
Tree Preservation Orders:	None.
Archaeology:	A desk-top archaeological assessment (September 2009) concluded that the site has low-medium potential for remains and it was concluded that there are unlikely to be any significant impediments to development but further work is required at the planning application stage.
Noise sources:	A noise assessment (November 2009) concluded that; a small strip of the site nearest to Shenley Lane (60m wide) fell into noise exposure category C (planning permission should not normally be granted). This measurement is as a consequence of noise generated from the North Orbital Road. Where a 2FE primary school is proposed (on the most southern parcel of land adjoining Shenley Lane north of Napsbury Park) the noise consultant advised that school buildings would need to be carefully designed and attenuation measures would be required to reduce noise levels to an acceptable level.
Flood risk:	A flood risk assessment (November 2009) concluded that the site does not appear to be at risk from flooding.
Groundwater source protection area:	The site is located within a groundwater protection zone (zone 3 catchment).
Air Quality:	Not within an Air Quality Management Area. An air quality assessment (November 2009) concluded that air quality did not prove a development constraint.
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Grade 3
Rights of way:	There are no known rights of way affecting the site.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area

Emerging local development framework site specific designations:	Part of site is under consideration as a potential housing site and part has been identified for a 2FE primary school.
CONCLUSIONS	**Advantages** The site is large enough for school and attached playing fields The land is in the ownership of Hertfordshire County Council Vehicular access could be achieved from Shenley Lane. Pedestrian access could be achieved from Shenley Lane. The site lies adjacent to bus routes.
	Disadvantages The site is in the Green Belt. The noise assessment undertaken in 2009 concluded that with appropriate mitigation a 2FE school could be accommodated. The land area required for a 6-8FE secondary school would be much greater and the area of land affected by the noise constraint would be larger and the need for attenuation would be greater which may affect the deliverability of the site. Parts of the site are sloping and visually exposed. Playing fields for a 6-8FE secondary school would require terracing and this would be visually prominent. The site is in the Minerals Consultation Area.
SUMMARY/RECOMMENDATION	It is recommended that this site is rejected for further consideration.



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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

London Colney option site B:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
	DRAWN HNA	DATE

PROJECT No. 4812

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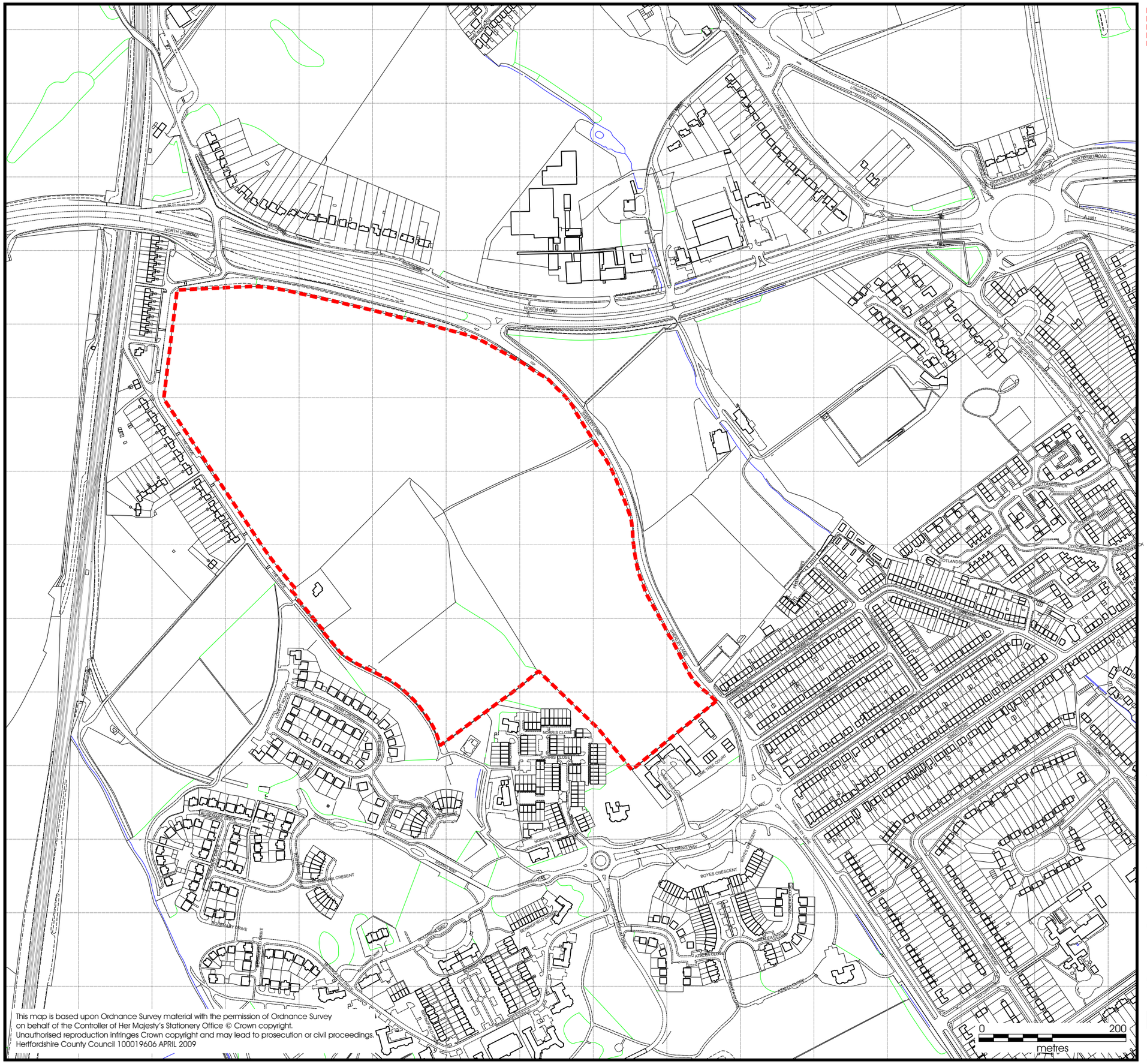
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ST ALBANS DISTRICT SECONDARY SCHOOLS: POTENTIAL SCHOOL SITES		
SITE DETAILS		
Site Reference and address:	London Colney: Site C Land south of North Orbital Road Site identification plan: 4812/365	
Site area:	12.81ha	
Ownership:	Hertfordshire County Council own the playing fields which are let to St Albans City and District Council on 3 long leases (900 years); 2 leases to London Colney Parish Council and allotments also let to London Colney Parish Council	
Existing use/occupiers:	Formal and informal recreation use and allotments and adjoining allotments	
Buildings:	None visible from aerial photographs, OS maps or public vantage points	
Adjoining uses:	North:	North Orbital
	East:	Residential development
	South:	Residential development
	West:	Shenley Lane and agricultural land beyond
Topography:	Relatively flat	
Water courses:	There is a watercourse running north/south through the central part of the site.	
Vegetation:	Trees and hedgerows generally confined to the site boundaries. Trees and hedgerows and between uses in the site.	
ACCESSIBILITY		
Vehicular access:	Vehicular access from Shenley Lane and North Orbital.	
Pedestrian/cycle access:	The site is crossed by various footpaths which provide access to the recreation areas.	
Public transport:	The nearest bus stops are located on Shenley Lane serving routes 359 and 601 providing services between London Colney and St Albans.	
ENVIRONMENTAL IMPACT		
Landscape and visual impact:	The site is visually relatively well enclosed.	
Impact on residential amenities:	The site is lies adjacent to residential development to south and east.	
Ecology:	There are some trees and hedges on the boundaries which could potentially have ecological value.	

Historic Buildings/conservation:	None known
Tree Preservation Orders:	None known
Archaeology:	No site of Archaeological Interest identified in the adopted Local Plan Proposals Map
Noise sources:	The north orbital is a significant noise source. A noise assessment carried out on the land to the west of Shenley Lane (further away from the North Orbital Road) concluded that noise was a significant issue but could be overcome with appropriate mitigation. This site is even closer to the North Orbital and it is reasonable to assume that noise levels would be even more significant in this location and may pose a more significant constraint to development.
Flood risk:	A small proportion of the site along the central watercourse lies within flood zones 2 and 3.
Groundwater source protection area:	The site is within a groundwater protection zone (zone 3 catchment).
Air Quality:	Not within an Air Quality Management Area
Minerals:	The site lies in the Minerals Consultation Area - Sand and Gravel Belt.
Agricultural land quality:	Not applicable.
Rights of way:	A public right of way runs north/south through the centre of the site.
EXISTING PLANNING CONSTRAINTS	
Existing local plan site specific designations:	Green Belt Landscape Development Area
Emerging local development framework site specific designations:	None as yet specified.
CONCLUSIONS	**Advantages** The site is large enough for a school and attached playing fields. The site is relatively flat.
	Disadvantages The site lies in the Green Belt and in the Minerals Consultation Area. The site has a public right of way running north/south through the centre of the site. Part of the site is located in flood zones 2 and 3. Noise could be a significant development constraint in this location (based on assessments on the land to the south east).

	Informal and formal recreational facilities would have to be replaced. Allotments would have to be relocated.
SUMMARY/RECOMMENDATION	It is recommended that this site is rejected for further consideration.



SITE BOUNDARY
(27.49ha 67.92ac)

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PROJECT TITLE

St Albans Secondary Schools Review

DRAWING TITLE

London Colney option site C:
Site identification plan

SCALE	DATE	CHECKED
1:5000	JULY 2010	
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