



Hertfordshire County Council, Dacorum Borough Council, Hertsmere Borough Council, St Albans City and District Council, Three Rivers District Council, Watford Borough Council

**RECOMMENDATIONS REPORT**

**Accommodation needs of Gypsies and Travellers in South and West Hertfordshire  
Stage Two: Identification of potential Gypsy and Traveller sites in the study area**

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**Scott Wilson**  
8 Greencoat Place  
London  
SW1P 1PL

Tel: +44 (0)207 798 5000  
Fax: +44 (0)207 798 5001  
Email: [Martin.Herbert@scottwilson.com](mailto:Martin.Herbert@scottwilson.com)

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## 1 EXECUTIVE SUMMARY

Hertfordshire County Council, Dacorum Borough Council, Hertsmere Borough Council, St Albans City and District Council, Three Rivers District Council, and Watford Borough Council have formed a partnership in order to identify potential Gypsy and Traveller sites in the study area.

Following a comprehensive context review, to establish relevant documents and previous experiences within the study area, a further report was produced outlining site selection criteria to identify areas where the provision of sites would be acceptable. Criteria was applied to datasets and overlaid on maps to identify constraints and thus, identify sites for appraisal and site visits.

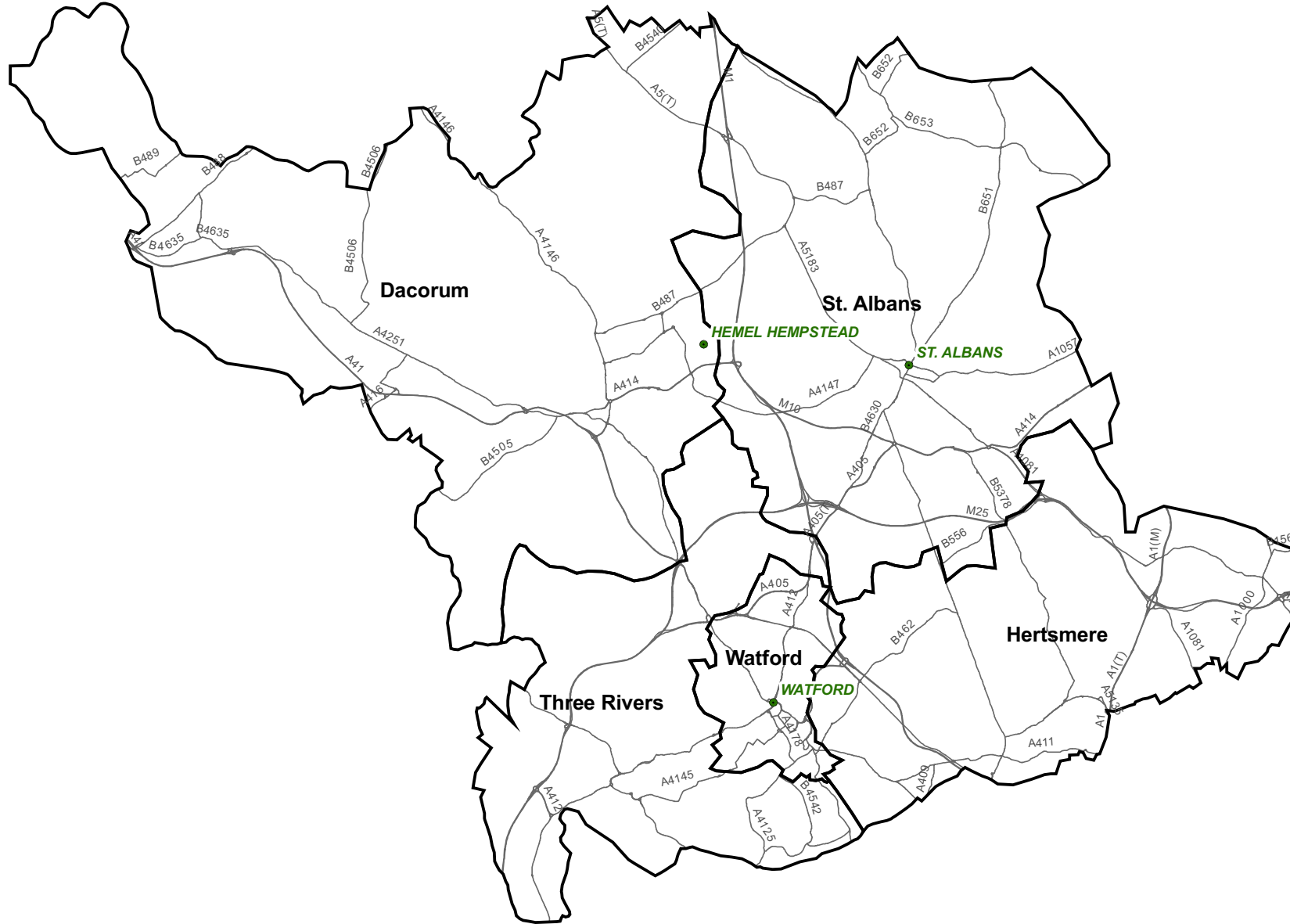
This document combines the results of the GIS mapping, site visits and assessments to present 85 potential sites for the consideration of the partner authorities. In addition to this report electronic GIS maps detailing layers of 'constraints' and 'opportunities' are provided. Furthermore, photos of the sites and details can be accessed via hyperlinks.

Scott Wilson has prepared criteria for site identification to assist the partners in criteria based policy making. The criteria has been organised under the following categories: Alternative Sites, Access, Site Descriptions, Accessibility of Services, Neighbouring Uses, Protected Areas, and Future Use.

## 2 INTRODUCTION

- 2.1 A survey of the study area (refer to Figure 1) has been undertaken to identify broad areas of potential sites for the Partner Authorities to consider for inclusion in Local Development Plan documents. This is in line with the Office of the Deputy Prime Minister Circular 01/2006 *'Planning for Gypsy and Traveller Caravan Sites'*, which states that local authorities must allocate sufficient sites for Gypsy and Travellers in their development plan documents, criteria must not be used as an alternative to this where a need for accommodation has been identified (paragraph 33). Further, the Housing Act 2004 has a requirement for local housing authorities to include Gypsies and Travellers in their housing needs assessments and prepare a strategy to meet these needs, the requirement is also set out in Planning Policy Guidance 3: Housing.
- 2.2 The site identification report has been commissioned by the Partner Authorities in response to a desire to be proactively planning for Gypsy and Traveller accommodation needs, rather than adopting a more traditional reactive and costly approach comprising of enforcement action and planning appeals. This assessment will provide opportunities to avoid negative impacts associated with the provision of accommodation sites for Gypsies and Travellers and maximise environmental and social benefits.
- 2.3 This report follows on from the earlier commissioned report, *'An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire'*, produced by the Centre for Urban and Regional Studies (CURS). The CURS study recommended: *"Partner authorities should commit to a more pro-active approach to site provision"*. Further, a key recommendation stated: *"Partner authorities should undertake an exercise to identify sites suitable for development as Gypsy/Traveller sites"* (paragraphs S.24 and S.25 of the CURS Executive Summary).
- 2.4 In line with the CURS recommendations, this report provides, first, a systematic review of options for the location of Gypsy sites for the partner authorities to use to identify specific sites and secondly, suggested criteria based policy.
- 2.5 For the purposes of this study the definition of Gypsies and Travellers given in the ODPM Circular has been adopted and is as follows:
- "Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."* (Paragraph 15)
- 2.6 It is acknowledged that, while some Gypsies and Travellers have an actively itinerant lifestyle with a need for transit sites that meet their social and working patterns, these traditional patterns are changing and the community is generally becoming more settled. This is beneficial in terms of access to employment, health and education services, along with contribution and social inclusion within their local community. However, it is still important to the Gypsy and Traveller culture that the ability to travel is maintained.

- 2.7 Following a comprehensive context review, to establish relevant documents and previous experiences within the study area, a further report was produced outlining site selection criteria to identify areas where the provision of sites would be acceptable. Criteria was applied to datasets and overlaid on maps to identify constraints and thus, identify sites for appraisal and site visits.
- 2.8 This document combines the results of the GIS mapping, site visits and assessments to present potential sites for the consideration of the partner authorities. In addition to this report a CD-ROM is provided with GIS maps detailing layers of 'constraints' and 'opportunities'. Furthermore, photos of the sites and details can be accessed via hyperlinks. Scott Wilson's methodology is explained more fully in the following section.
- 2.9 Scott Wilson is providing independent advice using guidance from Government publications, the final choice of policy wording and sites will be determined by the Local Authorities. The contents of this report represent the views of the consultants and are not necessarily supported by the Local Authorities.



### 3 METHODOLOGY

#### 3.1 Site Selection Criteria

3.1.1 When determining the site selection criteria it is important to emphasise that, as well as identifying constraints, criteria must also set minimum quality standards and legislative requirements for the sites selected. The ODPM Circular asserts that policy must be *“fair, reasonable, realistic and effective”* in order to deliver suitable sites, and we have adopted this view when devising the criteria. It also states that the list of criteria should not be too long as *“the more criteria there are, the more restrictive they are”*. This held true when the first draft of the criteria was implemented and found far too few opportunities, particularly once the Green Belt and Area of Natural Beauty were introduced as constraints. Our previously undertaken Site Selection Report is included in Appendix One.

3.1.2 Sites were assessed against broad and then specific criteria in a two-tiered approach. The following section categorises and discusses the criteria. The search area was assessed against broad criteria to remove certain inappropriate land from consideration. Once initial search areas were identified they were then assessed against specific criteria in order to inform the identification of potential sites for Gypsy and Traveller accommodation.

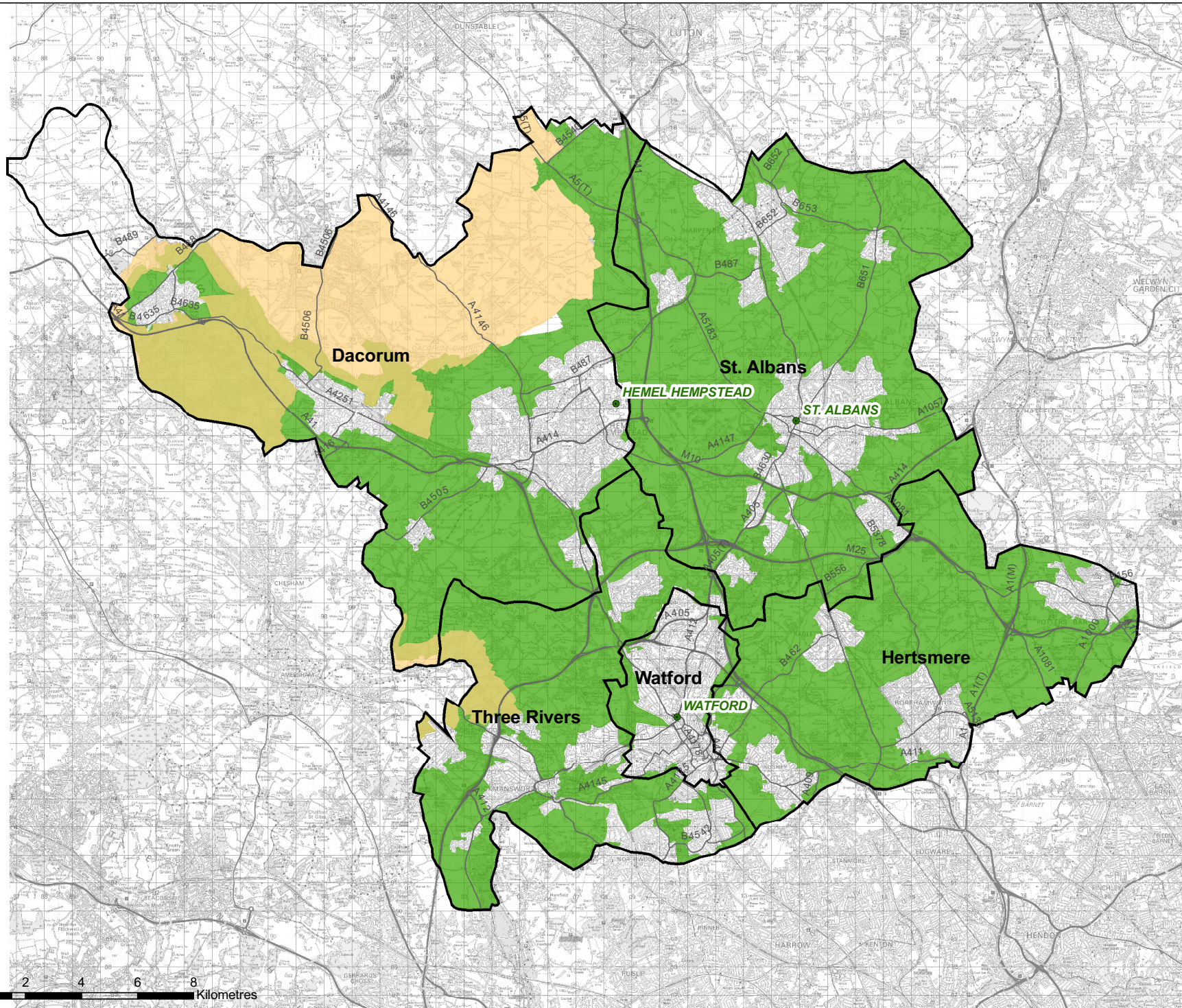
##### **Broad Criteria**

3.1.3 Broad criteria based on constraints were used to remove fundamentally unsuitable sites from consideration. Examples of such criteria included the following:

- Existing residential areas, town centres and the majority of employment sites shall not be considered unless identified as potential developable land
- Previously developed sites and empty or under-used buildings suitable for housing shall be considered. *The councils will provide a register of unused properties, including surplus public owned land. Previously developed land and urban land may be available in the future and the use of this can be considered at that time, using the policy criteria, ahead of Green Belt and AONB sites.*
- Sites shall not be located within ‘Protected Areas’: Conservation Areas, SSSIs, SAMs, RIGs, Flood Plain, Registered Parks and Gardens, and Area of Outstanding Natural Beauty. The ODPM consultation document states: *“in areas with nationally recognized designations planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development”* (para 36). The Government considers it would be inappropriate to suggest a policy criterion that sets a total ban on Gypsy and Traveller sites in areas with nationally recognised or local designations. However, such designations should have very considerable weight in the appraisal of potential sites.

3.1.4 As discussed in paragraph 3.1.1, broad criteria initially included avoidance of the Green Belt. This was found to be too restrictive as this meant the majority of the study area was removed from consideration, as shown in Figure 2. A sequential approach was followed, which is discussed in paragraph 3.1.7.





## SOUTH & WEST HERTS

### GYPSY & TRAVELLER STRATEGY

#### EXTENT OF GREENBELT & AONB






-  Districts
-  Major Towns
-  Major Roads
-  AONB
-  Greenbelt

Figure: 2

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Date: 16/03/2006



### Specific Criteria

3.1.5 At the second tier of search criteria, these criteria mostly related to opportunities and needs. Examples of specific criteria implemented are:

- Sites should be located within an appropriate reasonable distance of existing services and community facilities, *for example: Shops; education, a primary school; doctors/health facilities. Despite the fact that Gypsies and Travellers are relatively mobile by culture, access to public transport would still be a desirable site attribute, which may help prioritise sites that are selected.*
- Safe access shall be available to the primary/major road network
- The size of the site should be sufficient to allow for the planned number of caravans, parking, turning service, separate space for commercial vehicles, play area for children, access roads, including access for emergency services and construction of amenity blocks.
- Public transport access is reasonable and safe: *in terms of road safety.*
- There should be the potential for a site to be effectively landscaped and therefore, sympathetic to the surrounding character, whilst not detracting from visual amenity. *Good planning or landscaping can positively enhance previously developed land, untidy or derelict sites*
- Buffer between sites and existing housing (i.e. vegetation, built structure, topography; to avoid noise and visual effects for example)
- Avoid undue burden on local infrastructure

3.1.6 Typically broadly identified areas were assessed against specific criteria whilst conducting site visits.

### Sequential Approach

3.1.7 A sequential approach was followed, for example, land in urban areas, previously developed land and non-Green Belt land was considered ahead of Green Belt, Area of Natural Beauty and countryside land. However, constraints, as discussed in the following section, and delivery difficulties resulted in the non-Green Belt land being discounted. A site's distance to the edge of the Green Belt was considered, refer to Appendix Two for maps of this.

## 3.2 Geographic Information Systems (GIS) Mapping

3.2.1 Parallel to creating the site criteria the study area was mapped using GIS as a tool to aid the site selection criteria. The criteria were mapped in terms of opportunities and constraints, that is positive and negative attributes to potential gypsy site locations.

### Assembly of the Datasets

3.2.2 The opportunity and constraints model was created using the ESRI GIS software including ArcView 9.1 and the extension Spatial Analyst. Scott Wilson also utilises other GIS and CAD packages and can supply final datasets and projects in a format agreed by the Client.

3.2.3 Partner Authorities were to provide relevant datasets representing planning policy, environmental, social and economic factors. A list of required datasets, including published development plans was sent by Scott Wilson to each of the Partner Authorities. The County Council's Information Management Unit was also contacted for County-wide datasets. In addition, Scott Wilson downloaded a number of other useful datasets publicly available through the government funded MAGIC website ([www.magic.gov.uk](http://www.magic.gov.uk)).

3.2.4 Each dataset was examined in detail and assessed for factors such as scale, accuracy, completeness and relevance to the project criteria. After assessing the suitability of existing data, gaps that existed in the data set were identified and additional requests were made to the Authorities for suitable datasets.

3.2.5 The datasets were collated into a common digital format for integration within the GIS and overlaid onto OS base mapping, which was provided by the Client with a 3<sup>rd</sup> Party licence agreement. The datasets provided were not consistent across the Partner Authorities and some datasets were used as information layers providing additional background information during the site visits. The Local Development Plan for each Authority are included as a layer in the GIS for potential sites to be overlaid on, these can be viewed in Appendix Three.

### The Opportunity/Constraints Model

3.2.6 GIS was used to produce an 'Opportunity Model' which would help identify both unsuitable and suitable areas for Gypsy and Traveller sites based on the project criteria both at a broad scale and individual site level.

3.2.7 The datasets collated from the partner authorities and the MAGIC website were added to the GIS as individual layers. The various project criteria determined for each dataset, buffers or categories indicating suitability/opportunities for Gypsy and Traveller sites, were then applied. The constraints and opportunities that were identified, along with any proximity buffers used, are listed in the table as follows:



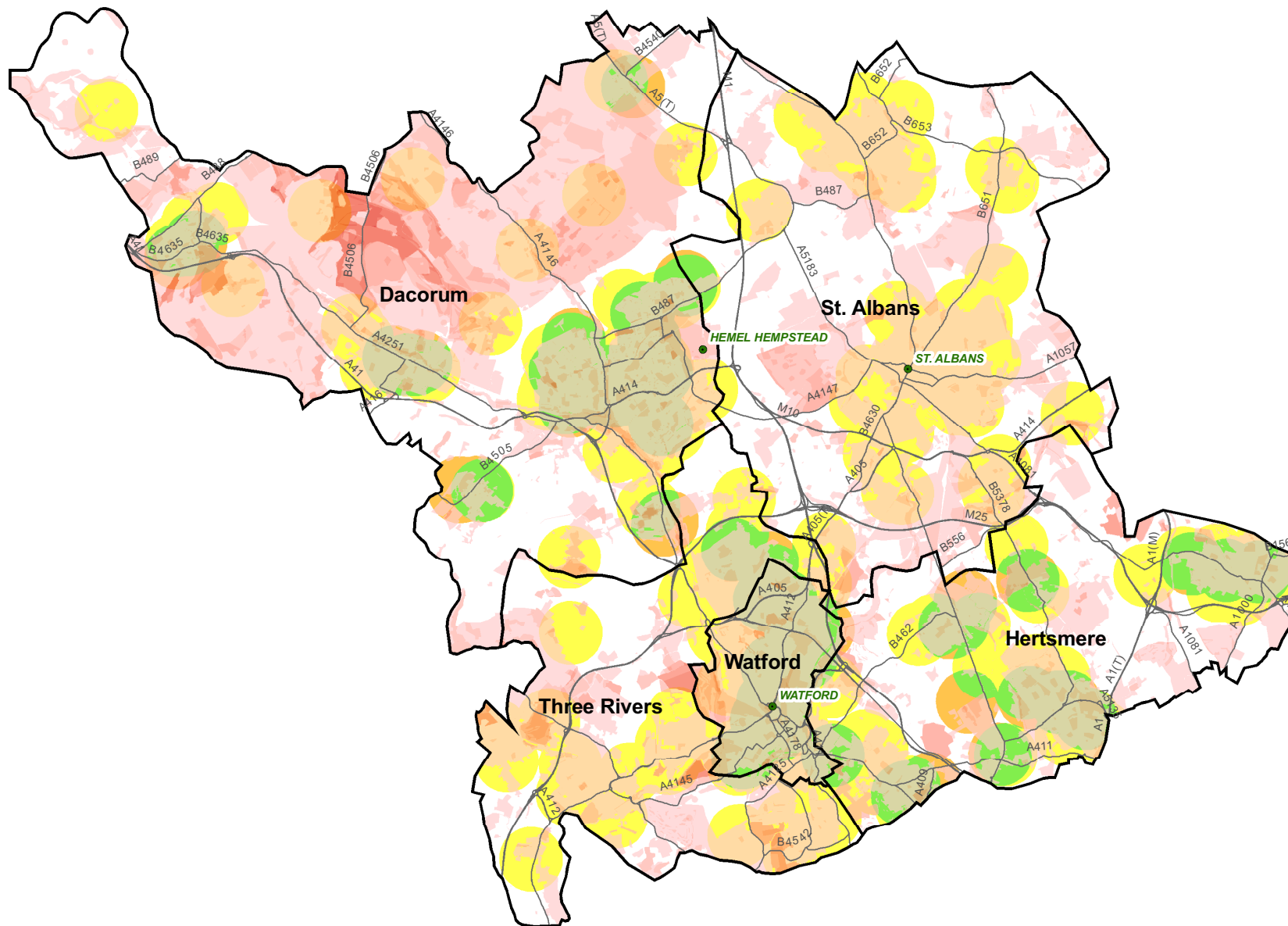
**Constraints Table**

DATASET	COVERAGE
Countryside Stewardship	All
Employment Area	All
Area of Outstanding Natural Beauty (AONB)	All
Sites of Special Scientific Interest (SSSI)	All
Ancient Woodland	All
Common Land	All
TPO Area	All
Rights of Way plus 10m buffer	All
Airfields	All
Historic Parks & Gardens	All
Environmental	All
Landfill Applications	All
Local Nature Reserve	All
Special Area Conservation	All
Scheduled Ancient Monuments plus 100m buffer	All
Woodland Trust	All
Existing Urban Areas	All
Out of Town Retail Areas	Dacorum
Conversion of employment land	Dacorum
Major Development in the Green Belt	Dacorum
Small Village in the Green Belt	Dacorum
National Trust	Dacorum
Reservoirs	Dacorum, Hertsmere
Town Centres	Dacorum, Watford, Hertsmere
Proposed Rights of Way	Hertsmere
Hospital Redevelopment	Hertsmere
Sites of Important Nature Conservation	Hertsmere
South Mimms Special Protected Area	Hertsmere
Regionally Important Geological Sites	Hertsmere, Dacorum
Flood Risk	St Albans, Dacorum, Watford, Hertsmere
Residential & Housing Areas	Three Rivers, Dacorum, Watford, Hertsmere
Allotments	Three Rivers, St Albans
Croxley Rail safeguard	Watford
Watford Civic Core	Watford
Watford Redevelopment	Watford
Wildlife Corridor	Watford
Wildlife Sites	Dacorum, Watford
Open Spaces	Watford, Three Rivers, Dacorum, Hertsmere

**Opportunities Table**

DATASET	COVERAGE
Primary School plus 1km buffer	All
Doctors plus 1km buffer	Dacorum, Watford, Hertsmere

- 3.2.8 The data layers identified were then converted from vector data layers into data grids. Data grids allow every pixel within the study area to be assigned a score for every opportunity and constraint layer. The grids were then summed to provide overall constraint and opportunity layers as shown in Figure 3.



0 1.25 2.5 5 7.5 10 Kilometres

## SOUTH & WEST HERTS

### GYPSY & TRAVELLER STRATEGY

#### CONSTRAINTS & OPPORTUNITIES

- Districts
- Major Towns
- Major Roads

#### Opportunities

- High
- Medium/High
- Medium

#### Constraints

- 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8
- Increasing  
Number of  
Constraints

Figure: 3

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Date: 16/03/2006

3.2.9 The constraint indicators range from 0 = no constraints to 8 = most constrained, and indicate the number of constraints affecting any particular location within the study area.

3.2.10 The opportunity maps indicate areas in terms of preference, which relates to service accessibility. This is not a scoring system. Areas were coloured as follows:

- Areas both within more than 1 primary school buffer and/or more than 1 doctors buffer as green = high opportunity
- Areas within 1 primary school buffer and/or 1 or more doctors buffer as yellow = high/medium opportunity
- Areas within the buffer of 1 doctors buffer but no primary school buffer as orange = medium opportunity

#### Deliverables

3.2.11 The potential sites identified during the site visits have been added as a layer to the GIS and have been hyperlinked to site photographs and site visit reports that contain information relating to potential sites to enable the user to access all the relevant information. Figures 4-8 show the sites identified for each local authorities area.

### 3.3 Appraisal, Site Visits and Ground Truthing

3.3.1 GIS mapping identified broad areas of potential in which to carry out site visits. These broad areas were sent to the Partner representatives for final comments relating to any 'undiscovered' constraints not identified from the data sets.

3.3.2 Once the short list had been identified through examining site selection criteria and the constraints mapping process, site visits were undertaken to assess the suitability of those sites.

3.3.3 Where access could not be gained to identified areas these areas were deleted from consideration. Access could not be gained to some identified areas due to there being no public roads, infrastructure blocking access (railway lines, motorway, pipelines), substantial vegetation, rivers and so forth. Sites were also avoided where they were in close proximity to existing sites to avoid any burden on existing infrastructure or carrying capacity of the closest village/town.

3.3.4 Similarly where an unexpected use was found these areas were deleted from consideration. A few unexpected uses were discovered during the site visits; hence the necessity for ground truthing. Site visits revealed uses not readily identified from the maps included golf courses, new residential developments, playing fields, play grounds and even existing caravan sites.

3.3.5 Extension to existing sites was considered, however this was not viewed as a suitable option as the CURS needs assessment stated that small sites with not more than about 15 plots worked best (paragraph S.20 of CURS Executive Summary). Existing sites would exceed this plot threshold if they were to be extended. However, extension to existing sites could be a small potential that may come forward in the future.

3.3.6 On site, potential areas were assessed for suitability against the devised criteria. If a site was then viewed as acceptable because it generally met the criteria, comments were made relating to the site under the following headings:

- **Site Name/Code/Score** – Sites are given a name related to their location and a code to link to the maps. Sites have been allocated a preference score of '1', '2' or '3', this is based on a technical judgment, '1' being the most preferable. Scores relate to several factors detailed in section 3. Factors that have influenced scoring include the following: the necessity for earthworks to create a level building platform; requirement for additional screening; potential impact on visual amenity for existing residents; requirement for the creation or modification of site access; location within the Green Belt; and general compliance with other site selection criteria.
- **Existing Use** – Typically this entails 'grass field' or 'horticulture' but occasionally there are examples of uses such as 'disused airfield'. Any existing built structures are also generally outlined (shed, fence, power lines).
- **Distance Buffer to Green Belt Boundary** – Buffers from the Green Belt boundary were mapped at 100 metre intervals (refer to Appendix Two). The buffer the site falls into is recorded.
- **Area (S, M, L)** – This is intended as a general guideline relating to the potential, maximum size of a site at each location. Specific site boundaries have not been determined, as this will require consultation with the respective landowners. It is noted that the '*An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire*', produced by the CURS, determined a site size allowing for not more than 15 plots works best (paragraph S.20 of CURS Executive Summary). County Council's Gypsy Section suggests that a 15 plot site requires approximately 1 hectare. The ODPM Circular does not recommend a particular site size. Considering this the following categories were created: '**Small**' - typically constrained by topography or surrounding land uses and would only allow for less than 15 plots/1 hectare. '**Medium**' - would allow for a site of 15 plots/1 hectare. Medium sized sites would accommodate a size typical of the existing sites observed during site visits. '**Large**' - reflects site size is generally unconstrained, for example a site may be surrounded by extensive countryside. A suggested site may be described as large, however, following landowner negotiations only a small site may be made available.
- **Topography** –It is important for a site to be relatively level; however sites where minor earthworks may be required are considered and this is detailed under this heading.

- **Surrounding Land Uses** – Abutting, adjacent and nearby land-uses are detailed where relevant.
- **Existing Buffers/Vegetation** – Existing vegetation, built structures and topography are described where these could constitute visual buffers between properties/landuses, provide structure and privacy, and help a site blend in with the surroundings. If additional buffers are viewed as necessary for a site to be acceptable this is explained.
- **Access** – Specific site access, existing or the potential for, is described. Additionally, access to the general road network and public transport is outlined.
- **GIS Opportunity Rank** – Sites were selected in areas coloured green, yellow or orange on the GIS maps as described in paragraph 2.2.10. The colour that the site is located in is noted along with the corresponding level of opportunity, for example 'high'.

- 3.3.7 Comments relating to the sites have been produced as tables. These are provided in the following section.
- 3.3.8 Included in Appendix Three are development plan maps with recommended sites overlaid.
- 3.3.9 Potential sites are also mapped and photographed to record the specific location and the matters outlined in paragraph 2.3.5.



## 4 IDENTIFIED SITES

### 4.1 Preamble

- 4.1.1 In all, 85 sites have been suggested for the accommodation of Gypsies and Travellers. This should allow for the desired number of pitches determined in the needs assessment as being necessary. Many of these sites are located within the same general area and where one site is pursued the others within that vicinity are likely to require forfeiting in order to avoid any potential negative cumulative impacts on existing infrastructure, carrying capacity of the nearby town centre, adjacent residential areas, and Green Belt land.
- 4.1.2 In the ODMP Circular 01/2006, *'Planning for Gypsy and Traveller Caravan Sites'*, site size is discussed in terms of the potential impacts outlined in paragraph 3.1.1. This has been taken into consideration for our recommended sites, which vary in size. The Government does not consider it appropriate to set a national maximum site size, the circular goes on to explain:
- "cases should be considered in context, and in relation to the local infrastructure and population size and density."*
- 4.1.3 The study *'An Assessment of the Accommodation Needs of Gypsies and Travellers in South and West Hertfordshire'*, produced by the CURS, stated that a small site size that allows for not more than 15 plots works best (paragraph S.20 of CURS Executive Summary). County Council's Gypsy Section suggests that a 15 plot site requires approximately 1 hectare.
- 4.1.4 When examining existing visual buffers it was considered that these should constitute boundaries not borders. Boundaries represent a delineation between sites, and borders imply a major difference in use, where one requires protection from the other. The ODPM Circular discusses this:
- "Enclosing a site with too much hard landscaping, high walls or fences can give the impression of deliberately isolating the site and its occupants from the rest of the community, and should be avoided."*
- 4.1.5 Where additional buffers have been recommended to mitigate any potential impacts an emphasis should be placed on planting and landscaping rather than fences or walls.
- 4.1.6 As land ownership was not to be considered as part of this study, alternative options have been put forward for one location to maximise the choice of potential sites. Moreover, the number of potential sites has not been limited only to the 'best' sites. A wider choice has been maintained in case some sites have to be ultimately discarded.
- 4.1.7 Comments on the sites have been produced in tables and grouped by local authority. These follow in alphabetical order. Figures 4-8 show the sites identified for each local authorities area.

- 4.1.8 Sites have been allocated a preference score of '1', '2' or '3' highlighted red in the first column of the tables, this is based on a technical judgment, '1' being the most preferable. Scores relate to several factors detailed in section 3. Factors that have influenced scoring include the following: the necessity for earthworks to create a level building platform; requirement for additional screening; potential impact on visual amenity for existing residents; requirement for the creation or modification of site access; location within the Green Belt; and general compliance with other site selection criteria.

### 4.2 Dacorum

- 4.2.1 Within Dacorum 24 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 4.
- 4.2.2 Sites have been allocated a score in terms of their preference (as described in paragraph 4.1.6). These scores are highlighted in red text within the first column of the table. Five sites have been given the highest scored of '1' and five have been scored as '2'. A few sites require earthworks, additional buffers or are located on narrow roads. These factors have been detailed and the site retained in the event that more preferable sites are unavailable or have other constraints.
- 4.2.3 In all, five sites have the highest score of '1'. These sites are:
- D1 Featherbed Lane
  - D3 Berkhamsted
  - D11 Icknield Road (South Side)
  - D15 Highwood
  - D18 Bovingdon Airfield

## 4.4 St Albans

- 4.4.1 Within St Albans 22 sites have been suggested for the accommodation of Gypsies and Travellers, refer to Figure 6.
- 4.4.2 Sites have been allocated a score in terms of their preference (as described in paragraph 4.1.6). These scores are highlighted in red text within the first column of the table. Nine sites have been given the highest scored of '1' and three have been scored as '2'. A few sites require earthworks, additional buffers or are located on narrow roads. These factors have been detailed and the site retained in the event that more preferable sites are unavailable or have other constraints.
- 4.4.3 In all, nine sites have the highest score of '1'. These sites are:
- SA1 Highfield Park Drive
  - SA5 District Boundary
  - SA6 London Colney Bypass
  - SA9 Kinsborne West
  - SA10 Kinsborne East
  - SA16 Holtsmere End Lane
  - SA17 Butterfield
  - SA18 Butterfield 2
  - SA21 Green Lane
- 4.4.4 As St Albans were unable to provide all the datasets, there are no green areas except for those crossing Council boundaries.



Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
<b>SA1 Highfield Park Drive</b> <b>1</b>	Ploughed fields. Power lines through site.	100	L	Level site	Disused Road on north-eastern side (Nightingale Lane), Highfield Park Drive abuts north-western boundary, fields to south.	High hedge along roadside.	No existing site access but could cut through thin hedge. Good access to road network.	Medium High (Yellow)
<b>SA2 Highfield Lane</b> <b>3</b>	Fields and power pylon to north.	500	M	Level site	Highfield Lane abuts eastern boundary (with fields and new residential across), the North Orbital Road (A414) abuts southern boundary. Fields to north (Highfield Hall beyond) and west.	Vegetation hedge and tall trees surround site.	Good access to North Orbital Road (A414).	Medium High (Yellow)
<b>SA3 White Horse Lane</b> <b>3</b>	Ploughed dirt field.	500	S/M	Level site	Abuts SSSI Coppice woodland to east, North Orbital Road (A414) to north, White Horse Lane to west and south with fields beyond.	A buffer may be required but not necessary as tall trees to north and south of site, and on opposite side of road to west. A fence is likely to be required by the woodland to east.	2 access points with gates. Southern a safer access due to proximity to Orbital road A414. Good access to transport network.	Medium High (Yellow)
<b>SA4 West White Horse Lane</b> <b>2</b>	Grass field	400	L	Level site	North Orbital Road (A414) to north, White Horse Lane to east with field then woodland beyond, fields to west with residential in distance and fields to south.	Tall vegetation at east boundary. Additional screening would be required to north.	No existing access – would require cut through trees/hedge. Good access to transport network.	Medium High (Yellow)
<b>SA5 District Boundary (White Horse Lane)</b> <b>1</b>	Grass field	100	M	Level site	White Horse Lane to north-west, A1081 Bypass abuts south-western boundary at a much lower elevation. Fields to north-east (beyond a track) and south-east. Public Footpaths along north-west and north-east boundaries.	Tall vegetation along site boundary with road. Additional screening on eastern side likely to be required.	Existing access with gate from White Horse Lane. Can walk over the Bypass on the White Horse Lane bridge to London Colney Town Centre where primary schools, doctors and local shops are located. Bus stop on High Street.	Medium High (Yellow)
<b>SA6 London Colney Bypass (White Horse Lane)</b> <b>1</b>	Grass field	200	L	Level site	White Horse Lane bounds two sides of the site (north-east and south-east). Fields to the north west. A1081 Bypass abuts the south-western boundary at a much lower elevation. Slightly better than SA5.	Tall trees and scrub surround the site.	Existing access and gate from White Horse Lane on north-eastern side. Proximity as for SA5.	Medium High (Yellow)
<b>SA7 Sandridgebury (Sandridgebury Lane)</b> <b>3</b>	Grass field	900	M	Level site	Bounded by Sandridgebury Lane on northern side, field to west and south, and farm ancillary sheds to east. Set away from residential development.	Hedge along roadside. Further screening required.	Existing access and gate. Lane is narrow leading from High Street of the small village. Very close to St Albans town centre.	Medium High (Yellow)
<b>SA8 Wheathampstead (Bury Green)</b> <b>3</b>	Grass field	100	L	Gently sloping site down towards north.	Adjacent to quiet residential area on the western side of Wheathampstead village. Fields to north, west and south.	Some tall trees along the boundary where the site abuts existing residential. Would require more screening.	Existing site access and gate at end of short residential street, which leads to B651. Close to Harpenden, shops, bus etc.	Medium High (Yellow)
<b>SA9 Kinsborne West (Kinsborne Green Lane)</b> <b>1</b>	Ploughed field	600	M/L	Level site	Fields surrounding site. Kinsborne Green Lane abuts eastern boundary.	Medium/high hedge surrounding the site. Not seen by any residential dwellings.	Multiple existing access gates. Accessed from a Kinsborne Green Lane a 'B' road. Not far from Junction 9 of the M1 via A5183.	Medium High (Yellow)



Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
<b>SA10 Kinsborne East</b> (Kinsborne Green Lane) <b>1</b>	Grass field. Site could be located to the north or south of an existing telecommunications facility on the property, located near the road boundary.	600	M/L	Level site	Fields surrounding site. Kinsborne Green Lane abuts eastern boundary.	Site is separated from the roadside by a high hedge, which could act as a visual buffer.	Creation of a new access may be required. As for SA9.	Medium High (Yellow)
<b>SA11 Roundwood Lane</b> <b>3</b>	Grass fields	400	M/L	Level site	Fields surrounding site. Roundwood Lane abuts northern boundary.	Hedge of approximately 1m in height along roadside.	Existing access at two points. Narrow lane with multiple passing lay-bys.	Medium High (Yellow)
<b>SA12 Dunstable</b> (Dunstable Road) <b>3</b>	Covered by thin scrub.	500	S/M	Level site	Bounded by Dunstable Road to west and A5183 to north-east. Close to Redbourne.	Existing vegetation buffer.	Existing access At the top of Dunstable Road only buses can drive north through to the A5183. Close to Junction 9.	Medium High (Yellow)
<b>SA13 Bylands</b> (A5183) <b>2</b>	Grass field	400	M	Level site	Bounded by A5183 to north-east. Fields to south and west. North of an area designated as CSS. Close to Redbourne.	Scrub/trees surrounding the site.	Existing access and gate from A5183. Close to Junction 9.	Medium High (Yellow)
<b>SA14 Flamsteadbury South</b> (Flamsteadbury Lane) <b>3</b>	Grass field	200	M	Level site	Lane abuts northern boundary, residential abuts eastern, fields to west with motorway beyond (at a lower elevation), and fields to south.	Vegetation buffer to residential land. Additional screening required.	Entrance at the start of a single lane private road/ Public Bridleway. Not far from B487	Medium High (Yellow)
<b>SA15 Flamsteadbury North</b> (Flamsteadbury Lane) <b>3</b>	Grass field	200	M/L	Level site	Lane abuts southern boundary, residential abuts eastern, fields to west with motorway beyond (at a lower elevation), and fields to north with Public Walkway.	Mature tree visual buffer to residential land. Additional screening required.	As for SA14	Medium High (Yellow)
<b>SA16 Holtsmere End Lane</b> <b>1</b>	Grass field	400	M/L	Level site	Lane abuts western boundary. Adjacent to a public walkway to the south. Fields to north and east.	Mature trees and hedge screening.	Existing access and gate.	High (Green)
<b>SA17 Butterfield</b> (Butterfield Lane) <b>1</b>	Grass field	200	M	Level site	Borders A414 to the south-west, a nursery recreation ground to the north-west with a single house beyond, railway line to the south-east.	Substantial vegetation exists between the site and nursery/house.	Accessed by a short gravel/metal road under the railway. Access is also used by one house, nursery and recreation ground.	Medium High (Yellow)
<b>SA18 Butterfield 2</b> (Butterfield Lane) <b>1</b>	Grass field with sheep grazing	200	M	Level site	Borders A414 to the south-west, fields to the north-east/south-east, railway line to the north-east.	Low hedge along boundary at front of site. Isolated mature trees along rear boundary.	Existing access and gate to site. Access via a short metal road.	Medium High (Yellow)
<b>SA19 Waterdale</b> (Chequers Lane) <b>3</b>	Horticulture	500	M	Slightly uneven site	Close to a residential property to east. Fields on other sides of site. Chequers Lane borders south boundary.	Planting and/or fencing would be required to mitigate visual effects on the adjacent residential property	Existing access with gate. Close to motorway.	Medium High (Yellow)
<b>SA20 Leverstock Green b</b> (Bedmond Road) <b>3</b>	Horticulture	100	L	Level site	Residential to north-west, fields surround site on other sides. Bedmond Road abuts south-west side.	Vegetation buffer of mature trees and scrub along roadside. Additional screening required.	No existing access from road.	Medium High (Yellow)

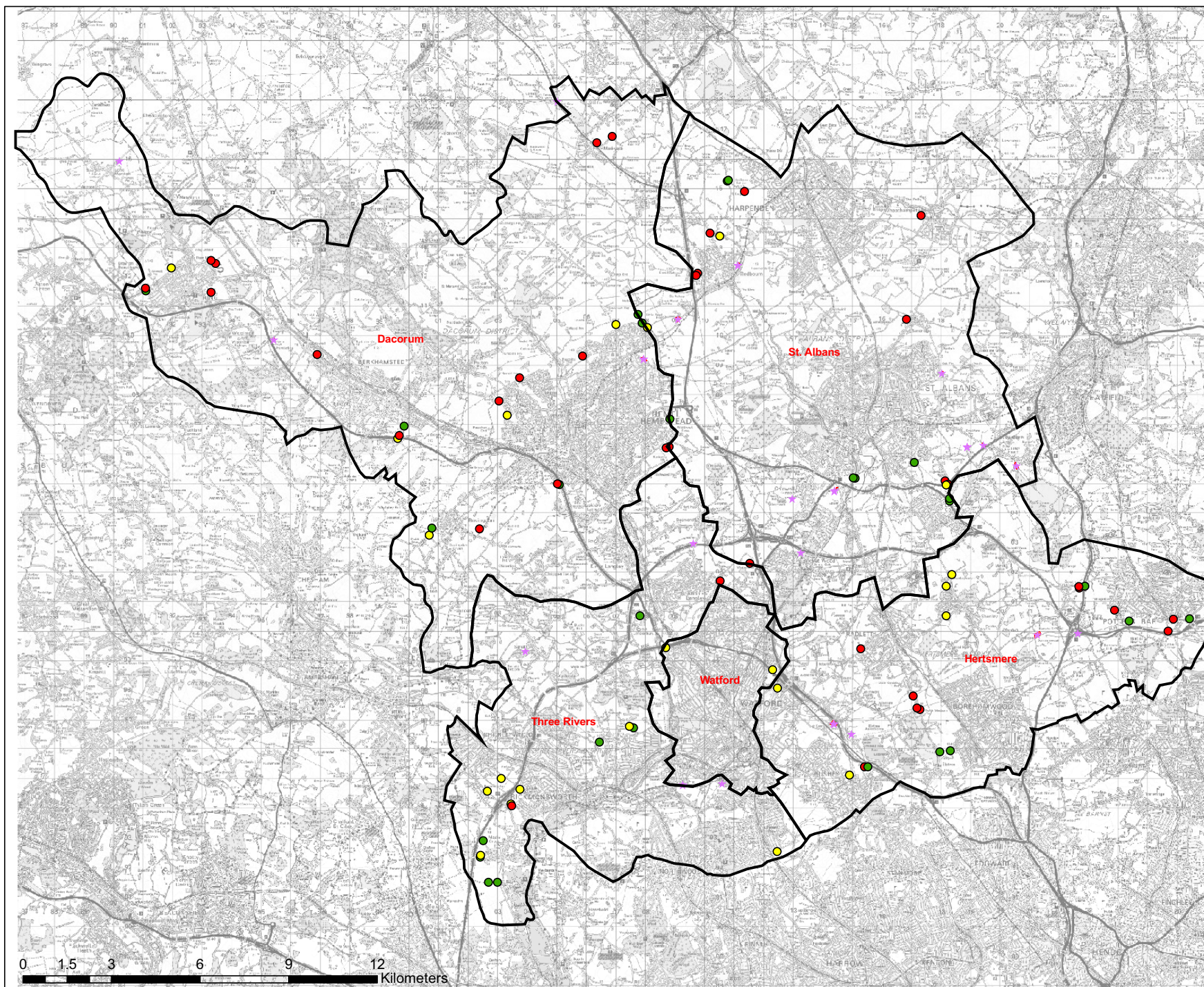
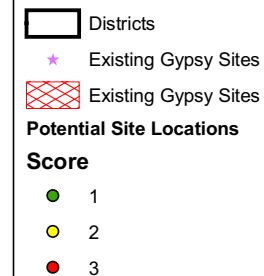
Site Name/ Code	Existing Use	Distance Buffer to Green Belt Boundary (metres)	Area (S M L)	Topography	Surrounding Land Uses	Existing Buffers/ Vegetation	Access	GIS Opportunity Rank
<b>SA21 Green Lane</b> (Westwick Row) <b>1</b>	Grass fields	100	L	Gently rolling site	Opposite Westwick Farm (to south-west), however not visible. Holiday Inn and new business buildings nearby (to north-west). Green Lane abuts north-western boundary, Westwick Row the south-western boundary and fields surround the site. Located just within St Albans boundary	Hedge surrounding the site	Access from existing gate at south west corner of site off Westwick Row (narrow but 2 way); or near roundabout at northern corner of site. A414 is nearby to the north and the M1 to the east.	Medium High (Yellow)
<b>SA22 Little Revelend Farm</b> (Holtsmere End Lane) <b>2</b>	Grass field with power poles on northern side.	100	L	Fairly level site rising steeply on the eastern side	Fields to north, south and east. School to west on opposite side of Holtsmere End Lane (abutting south-west boundary). Lane abuts south-east boundary.	Site is not visible to existing residential properties. Vegetation buffer consisting of tall mature trees along the south western side of the site. Additional screening would be required.	Good access from the Lane.	High (Green)



# SOUTH & WEST HERTS

## GYPSY & TRAVELLER STRATEGY

### SUITABILITY SCORES OF POTENTIAL SITES



OS Mapping Crown Copyright  
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100019606 2005

Figure 9

Drawn By: KH  
 Checked By: RE  
 Date: 04/09/2006  
 Scale: 1:125000 @ A3



## **6.2 Policy Recommendations**

- 6.2.1 Criteria for criteria based policy has been recommended for consideration by the Partner Authorities reflecting the site selection criteria implemented from the study methodology. Criteria based policy has been recommended under the categories of Alternative Sites, Access, Site Conditions, Accessibility of Services, Neighbouring Uses, Protected Areas, and Future Use.
- 6.2.2 It is anticipated that the results of this study will provide the Partner Authorities with a firm foundation for the creation of future policies and proposals in development plan documents.